STAFF REPORT 10-09-2019 REGULAR MEETING **PREPARED BY:** A. PHILLIPS
APPLICATION NUMBER: 19-6449
ADDRESS: 2224 SEMINOLE STREET
HISTORIC DISTRICT: INDIAN VILLAGE
APPLICANT: STEVEN FLUM
DATE OF COMPLETE APPLICATION: 09-20-2019
STAFF SITE VISIT: 09-25-2019

SCOPE: DEMOLISH EXISTING GARAGE, ERECT NEW GARAGE/ENTERTAINMENT COMPLEX

EXISTING CONDITIONS

The building located at 2224 Seminole Street is a 2 ½-story single-family residence constructed in 1912. The structure is clad in painted lapped wood siding and variegated red brick. The house features wood and cast stone detailing. The side-gabled roof is covered in dark gray asphalt shingles and includes two large chimneys, one at each end of the facade. The rear elevation of the roof contains two small dormers. A small portico makes up the front entrance of the building and is centered within the symmetrical front façade.

A detached two-car garage exists behind the house at the northeast corner of the lot and is clad in red brick. The garage features a gambrel roof which is covered in dark gray asphalt shingles. Additionally, a chimney as well as a small shed wing is located at the north (side) elevation of the garage. Two original window openings, now infilled with glass block, exist at the south (side) elevation facing the rear yard. Each opening features a brick arch at the top of the opening. The garage is accessed via a concrete driveway located directly to the north of the house.



PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval **to demolish the (1) existing detached garage, (2) screen walls, and (3) trees and erect a new detached garage with entertaining room and covered patio, and the installation of an underground pool per the attached drawings and application**. Included in the proposal are the following scope items:

- Demolish existing garage in its entirety
- Demolish CMU site wall at the rear of the lot
- Remove (3) existing trees – (1) located directly adjacent to existing garage on the south façade, (1) located at the southeast corner of the lot, and (1) located approximately mid-yard on the south edge of the lot
- Demolish existing concrete patio and walkway at the rear of the house
- Erect new detached garage with entertaining room, toilet, and covered patio to include:
 - **West Elevation (front)**
 - (2) Overhead 10' x 8' insulated garage doors with an 8-lite panel at the top of the doors with dormers above at the north end of the massing
 - Cupola with copper weathervane at the center of the roof surface
 - Covered patio at the south end of the massing with overhead 14' x 8' glass panel door and a brick BBQ/cooking structure on the exterior patio.
 - Fenced storage area to be enclosed with a 6' tall two-tone gray privacy fence & gate to match existing vinyl fence
 - **North Elevation (side)**
 - 3' space between lot line and massing of new structure
 - **East Elevation (back/alley)**
 - New vinyl gate to match existing – two-tone gray privacy gate
 - (3) new concrete steps down to the alley surface
 - Multiple roof vents at roof surface
 - New concrete retaining wall at storage area with new two-tone gray privacy fence and gate to match existing
 - **South Elevation (side)**
 - Pedestrian door, transom, and entry awning centered below peak of gable roof. Door to be 2-panel door with lite panel at upper third of door
 - **Roof**
 - 12/4 Side-gabled roof over entire massing
 - 12/12 Gabled roofs over (2) dormers
 - 12/4 Gabled roof at covered patio area
 - **Site Modifications**
 - New underground utilities from house to new structure
 - New concrete slab and apron at new construction
 - **Materials**
 - **Siding:** 6" and 12" fiber cement smooth lap board siding to match house (Color: C:1—Ligh Bluish Gray)
 - **Trim:** 4" fiber cement smooth trim to match house (Color: C:4—Yellowish White)
 - **Roofing:** Laminated asphalt shingles (Color: Heritage IR – Rustic Black)
 - **Windows (at dormers):** Fixed-sash divided lite (Color: B:19 – Black)
 - **Weathervane:** Copper 24 ga., 36"L x 18" H
 - **Gable Vents:** Triangle aluminum gable vents (Color: White – to match trim)
 - **Roof Vents:** Galvanized roof louver (Color: Black)

 - **Column Covers:** Square, non-tapered shaft, recessed panel with standard capital & standard base 16"W x 8"H
 - **Light Fixtures:** Outdoor wall lantern, seeded glass, bronze finish (Size: 19"H x 7.5"W x 10.5"D)
 - **Vinyl Fence:** Two-tone gray privacy fence and gate – 6' high

- Installation of 13' x 35' underground pool at the mid-rear yard including:
 - Exposed aggregate decking surround
 - 12" wide cement pool coping
- New grass/landscape/walkway areas
- New trees/shrubs located on either side of the rear porch
- New 6'-3" tall aluminum fence to match existing at north lot line
- New aluminum driveway swing gate located at front face of house to be single panel aluminum gate 6'H x 10'W (Color: Black). Gate control to be located at northeast corner of house and screened with landscape.

STAFF OBSERVATIONS & RESEARCH

- Sanborn maps show a garage (of the same footprint of what is currently existing) in the 1915-1951 map
- Building permit records show a permit for a "dwelling" in 1912 and a permit for a "dwelling & garage" in 1919
- The existing garage is visible from the right-of-way, however, the majority of the rear yard area is not visible from the right-of-way.
- Per the architect's structure assessment (pp. 4-5), the "poor" condition of the southwest corner of the garage may be due either to water infiltration *or* foundation failure.
- The damage to the southwest corner of the garage appears salvageable through repairs to localized conditions without resorting to wholesale demolition.
- The tree located at the southwest corner is likely responsible for some portion of damage to the garage. However, damage caused by the tree was reasonably foreseeable and should have been addressed prior to becoming a problem. Neglect of maintenance should not become a rationale for demolition of an entire building.
- Per the proposed floor plan of the new building, an addition to the existing garage (providing the additional desired uses) could be made at the same time as the structural repairs to the southwest corner.
- Staff concurs that repairs to the shed area at the north (side) elevation may be extensive enough to require significant demolition and reconstruction of that specific element.
- In May, 2018, HDC staff approved the replacement of a chain link fence with a 6' tall two-tone gray vinyl privacy fence.

ISSUES

- The proposed new two-tone gray vinyl fencing does not meet the Commission's Fence & Hedge Guidelines as an appropriate fencing material.
- Although it is unknown as to whether the garage was constructed with the house, it is of historic age.
- The existing garage is a contributing character-defining feature of the property and maintains high material integrity despite the structural assessment identifying a lack of structural integrity.
- Partial demolition of the shed portion of the existing garage may be appropriate.

RECOMMENDATION

1. ***Recommendation for the following scope items:***
 - ***Demolition of the existing garage in its entirety***
 - ***Erection of new garage structure***
 - ***Install new 6' two-tone gray vinyl fence along the alley***

It is staff's opinion that the work, as proposed, destroys historic materials that characterize the historic property. Staff therefore recommends that the Commission deny a Certificate of Appropriateness for the work as proposed as it does

not meet the following Secretary of the Interior's Standards for Rehabilitation:

2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

2. Recommendation for all scope items other than what is listed in recommendation #1 above and #3 below:
It is staff's opinion that the work, as proposed, does not destroy historic materials that characterize the historic property. Staff therefore recommends that the Commission approve a Certificate of Appropriateness for the work as proposed as it meets the following Secretary of the Interior's Standards for Rehabilitation:

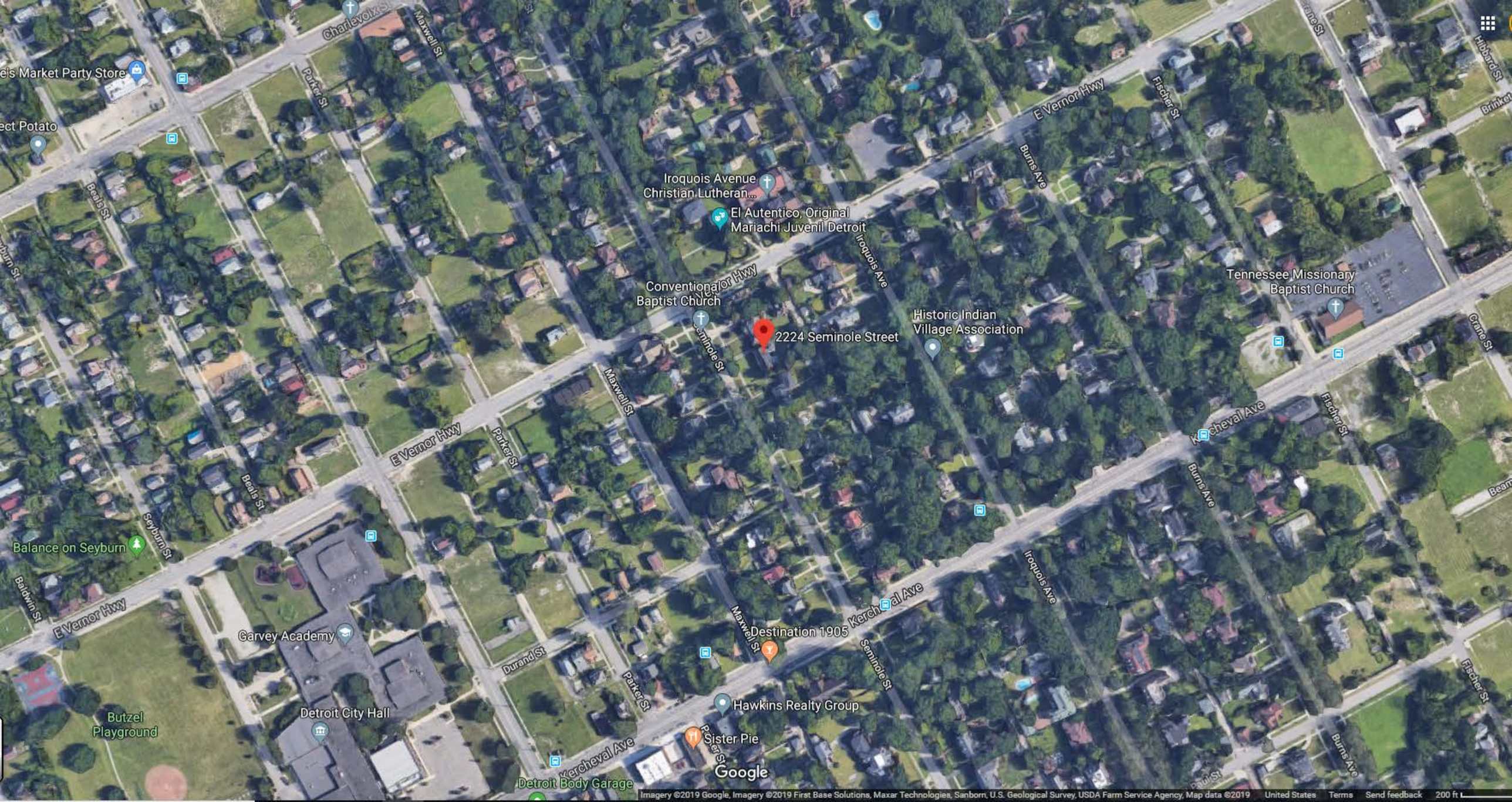
2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

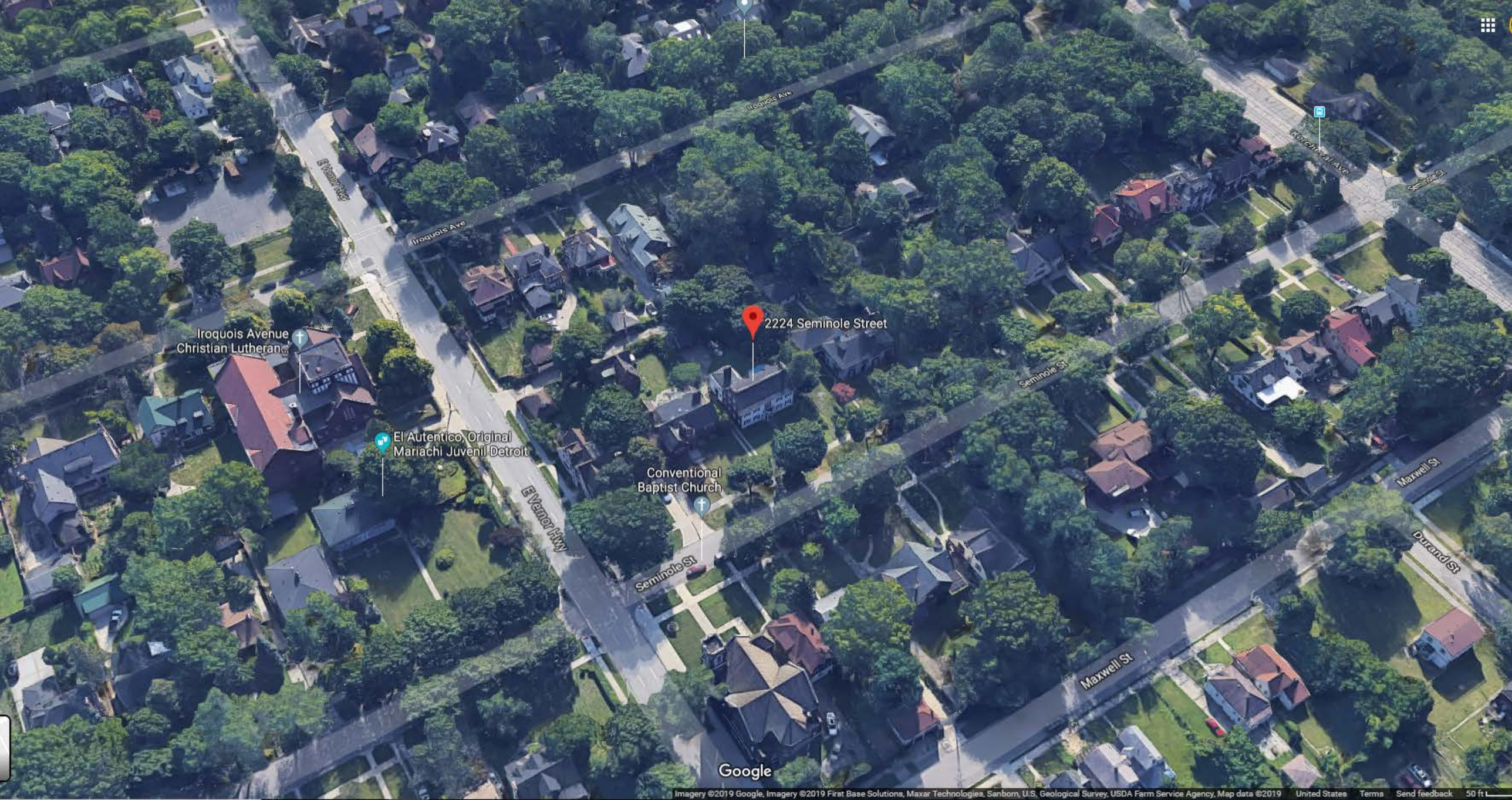
9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

3. Regarding the following scope items:

- ***Removal of (2) trees at rear yard***
 - (1) located at the southeast corner of the lot
 - (1) located approximately mid-yard on the south edge of the lot

Staff is choosing to withhold a recommendation as more information is needed in order to understand the current condition of the trees and the reason they need to be removed.


2224 Seminole Street
Iroquois Avenue Christian Lutheran...
El Autentico, Original Mariachi Juvenil Detroit
Conventional Baptist Church
Historic Indian Village Association
Tennessee Missionary Baptist Church
Destination 1905
Hawkins Realty Group
Sister Pie
Garvey Academy
Detroit City Hall
Butzel Playground
Balance on Seyburn
Detroit Body Garage
E Vernor Hwy
Kercheval Ave
Maxwell St
Parker St
Seminole St
Iroquois Ave
Burns Ave
Fischer St
Beals St
Seyburn St
Baldwin St
Durand St
Crane St
Google
Imagery ©2019 Google, Imagery ©2019 First Base Solutions, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2019
United States
Terms
Send feedback
200 ft


2224 Seminole Street
Iroquois Avenue Christian Lutheran...
El Autentico, Original Mariachi Juvenil Detroit
Conventional Baptist Church
Iroquois Ave
E Vernor Hwy
Seminole St
Maxwell St
Durand St
Google
Imagery ©2019 Google, Imagery ©2019 First Base Solutions, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2019
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50 ft


DESIGNATION SLIDE 1971


DESIGNATION SLIDE 1980

MICH. 014
DETROIT, MICH. VOL. 8.
66
65
PARISH HOUSE
CONC. FLRS.
IROQUOIS AV. CHRIST EVANGL LUTHN CHURCH
HEAT: STEAM. - LIGHTS: ELECTRIC
E. VERNOR HIGHWAY
(WATERLOO AV.)
SEMINOLE AV.
IROQUOIS AV.
BURNS AV.
KERCHEVAL AV.
83
64
69
Scale of Feet.
1951 SANBORN MAP


2224
STAFF SITE VISIT 09/25/2019



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STAFF SITE VISIT 09/25/2019

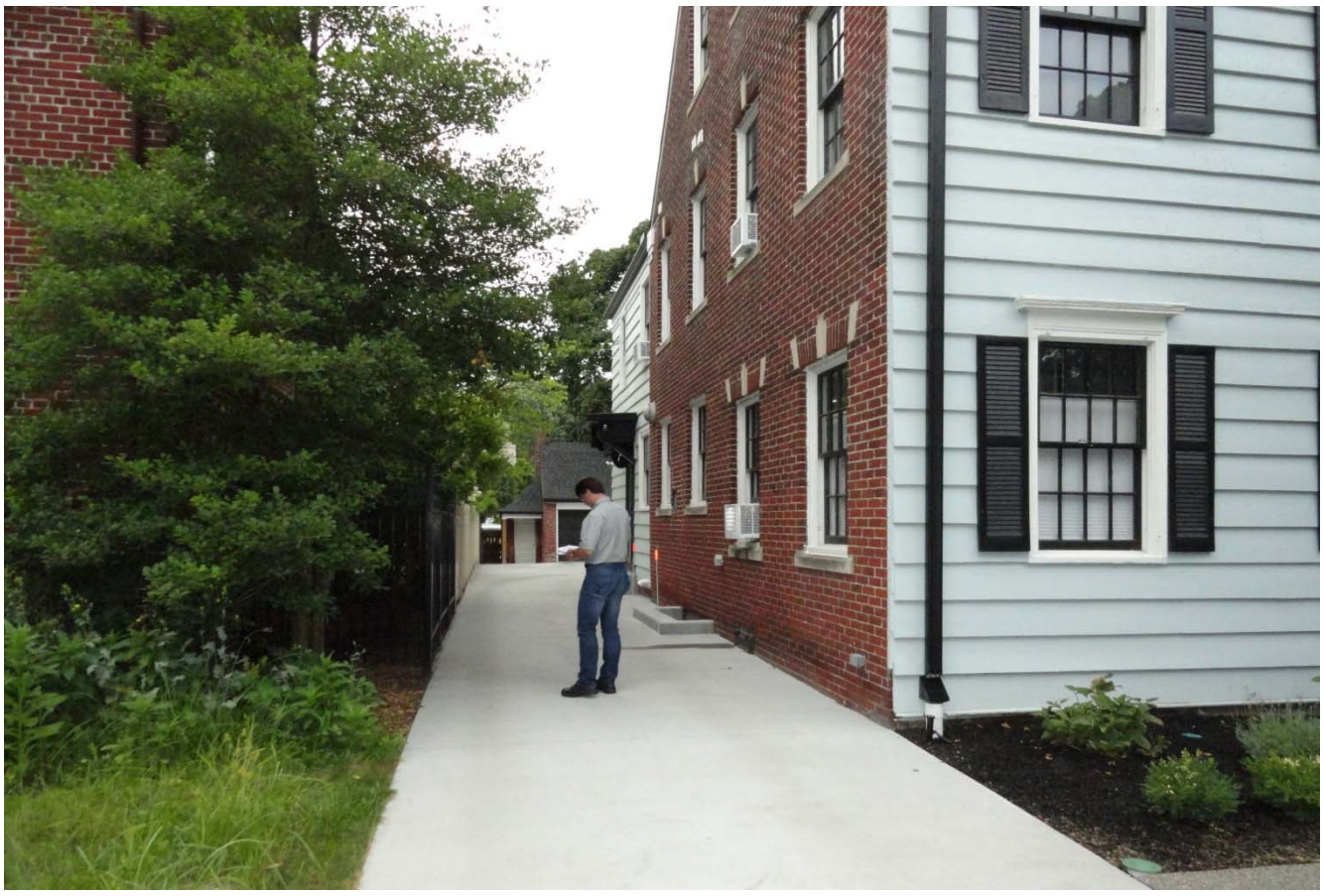

2224
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Front Elevation and Driveway



Corner of house location of new gate

2224 Seminole



Corner of house location of gate and gate control



Existing fence to be extended along drive to new gate pot

2224 Seminole



View of existing garage to be demolished



Existing garage entry and walkway to alley

2224 Seminole



Existing garage west elevation



2224 Seminole



Rear yard next to existing garage



Existing failed masonry wall and existing vinyl fence

2224 Seminole



Rear of existing garage at alley



Rear of existing garage an masonry wall at alley

2224 Seminole



Rear elevation of house, existing patio and lawn area



Rear elevation of house and utilites

2224 Seminole



Rear elevation and patio



Rear yard area between house and south fence

2224 Seminole

REPORT

STEVEN C. FLUM, INC.
architecture • urban planning

City of Detroit
Historic District Commission Submission
2224 Seminole, Indian Village Historic District

DESCRIPTION OF THE PROJECT

Removal of existing two vehicle garage (408 square feet) which does not meet the needs of the owner or is large enough. The brick structure with a pitched roof will be removed along with the structurally failing retaining / screen wall along the alley.

The removed structure will be replaced with a larger two car garage with an entertainment room (1,149 square feet). The existing patio will be removed and the area between the house and new structure will have a new underground pool.

DETAILED SCOPE OF WORK

1. Removal of existing detached garage
2. Removal of retaining / screen wall and trees
3. Construction of new detached garage with entertaining room, toilet and covered patio
4. New underground utilities from house to new structure
5. Construction of new underground pool
6. New concrete walkway, grass and landscape materials
7. New alley concrete alley wall with vinyl screen wall, vinyl gate. Vinyl wall and gate to match existing vinyl fence
8. New aluminum driveway swing gate with remote control motor with landscape screening
9. New aluminum fence matching existing fence along driveway to new swing gate post

BROCHURE / CUT SHEETS

Siding (match house)
Fiber cement smooth lap board siding 6"and 12"
Paint: Color System C: Body -C:1 Light Bluish Gray

Trim (match house)
Fiber cement smooth trim, 4".
Paint: Color System C: Trim-C:4 Yellowish White

Roofing (match house)
Laminated asphalt shingles, Heritage IR-Rustic Black
by Tamko Building Products

Windows (dormer)
Picture windows. Color System Sash-B:19 Black
Jeld-wen windows

Weathervane
Maple leaf weathervane
Copper 24 ga., 16 oz. 36"L x 18" H
East Coast Weathervane

3105 Holbrook Street Hamtramck, Michigan 48212
phone: 313.831.2844 email: sflum@stevencflum.com

Gable Vents
Triangle aluminum gable vents, functional, white to match trim

Roof Vents
Master Flow slant back galvanized roof louver SSB960G by GAF

Column Covers
Endura-craft square non-tapered shaft,
recessed panel with standard capital & standard base 16" W x 8" H
Pacific Columns

Pedestrian Door
Craftsman lite 2-panel flush style No. 608HD-SDL
Therma Tru Door

Garage Doors
Insulated steel long panel door, black with Stockton 2 8-lite
Thermacore collection
By Overhead Door

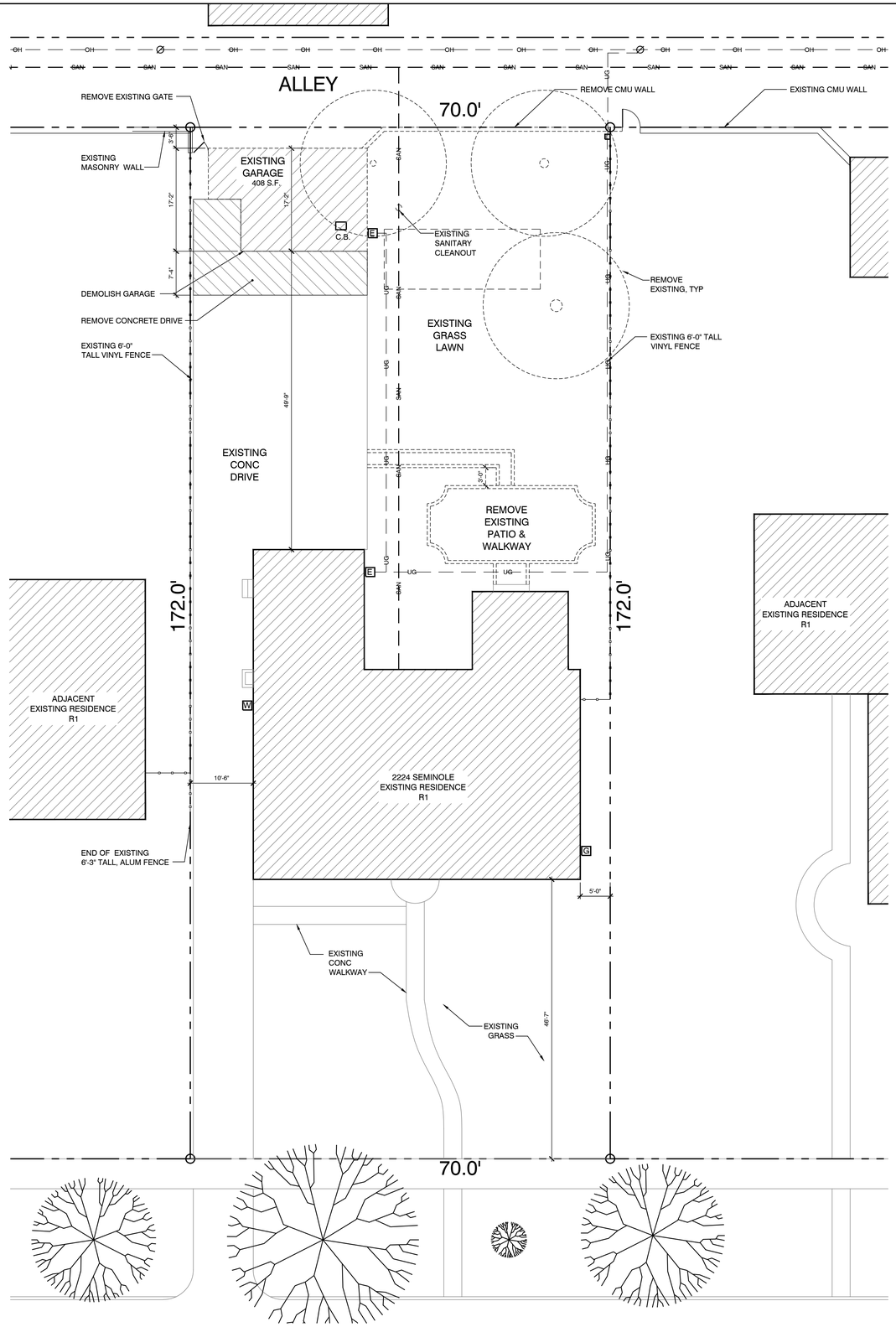
Overhead Glass Panel Door
Double strength (DBS) glass in aluminum frame Black
Model 511 standard frame
By Overhead Door

Light Fixtures
Outdoor wall lantern, seeded glass, bronze finish
19" H x 7.5" W x 10.5" D
Homesteader

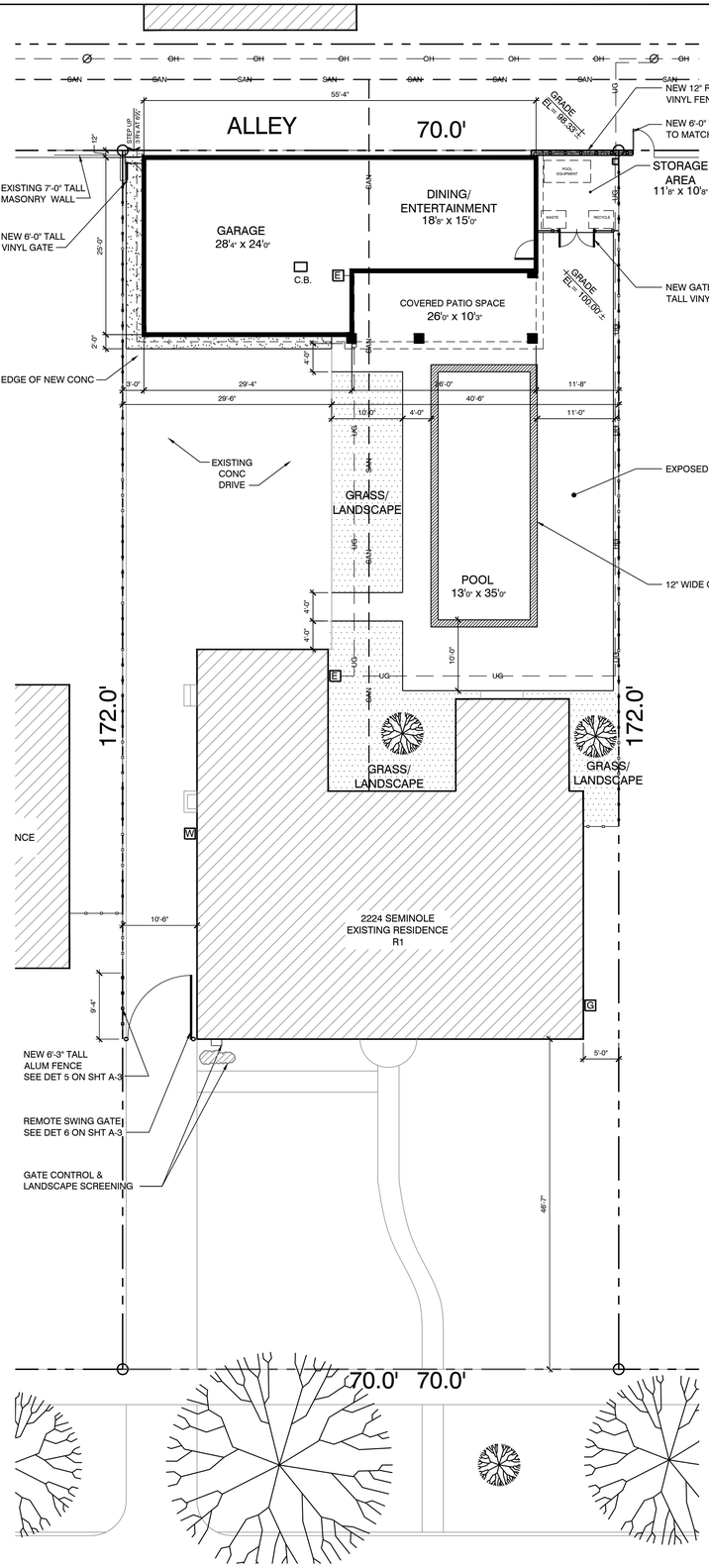
Vinyl Fence (match existing fence)
Two tone gray privacy fence and gate, 6' high
www.buyvinylfence.com

Swing Gate and Remote Control Operator
Single panel aluminum gate 6' H x 10' W black powder coated finish
Enclosed control board and operator
Dura Gate KIT-10X6-FS-SW

REPORT



2 AS-1 EXISTING SITE PLAN
SCALE: 1" = 10'-0"



1 AS-1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

SEMINOLE CARRIAGE HOUSE

2224 SEMINOLE AVENUE,
DETROIT
MICHIGAN 48214

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REV.	DESCRIPTION	DATE
	OWNER REVIEW	07/29/2019
	DESIGN REVIEW	08/16/2019
	HDC REVIEW	08/30/2019

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ARCHITECTURAL SITE PLAN

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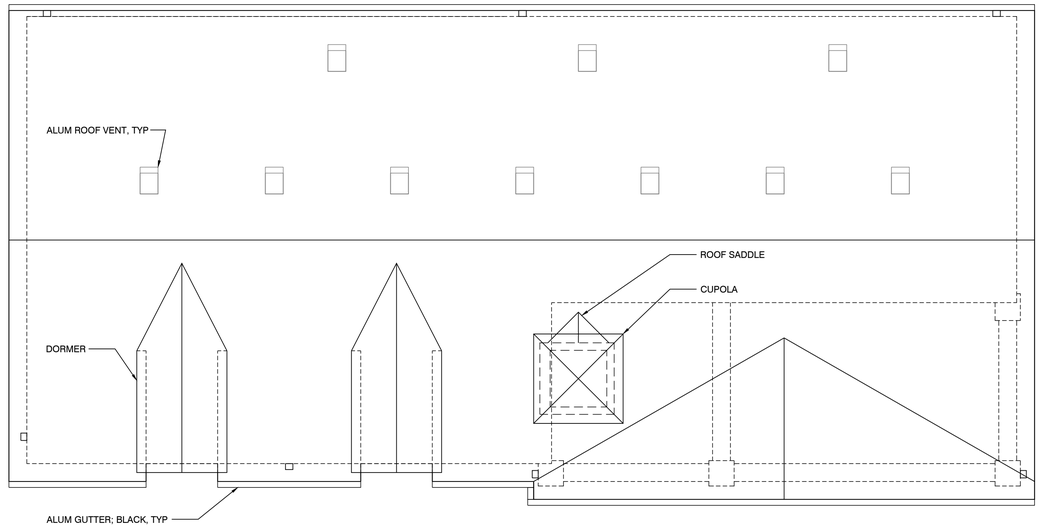
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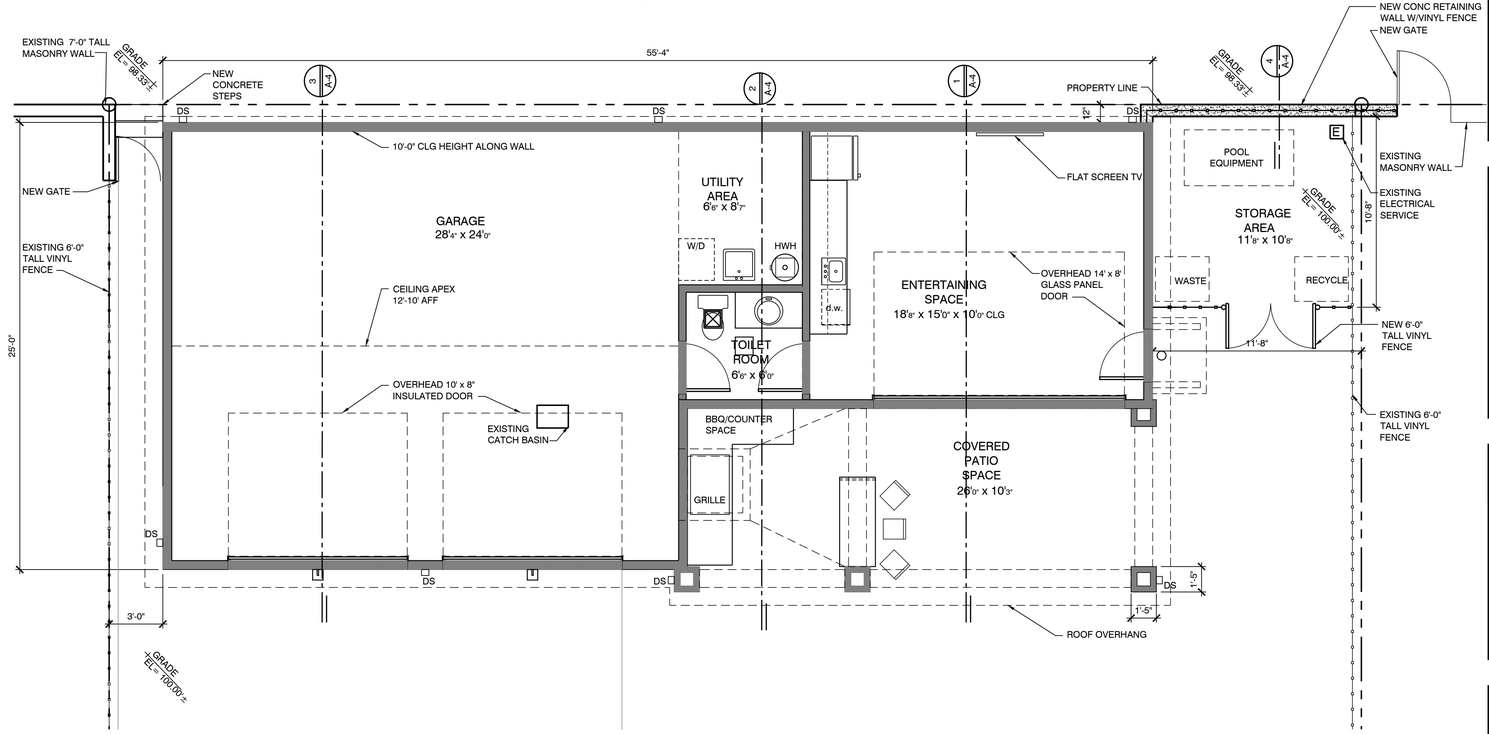
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1553	AS-1

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REPORT



2 A-1 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 A-1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SEMINOLE CARRIAGE HOUSE

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	HDC REVIEW	08/30/2019

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FLOOR PLAN

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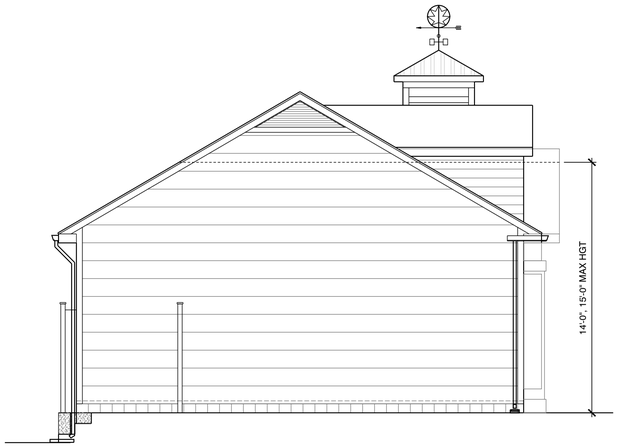
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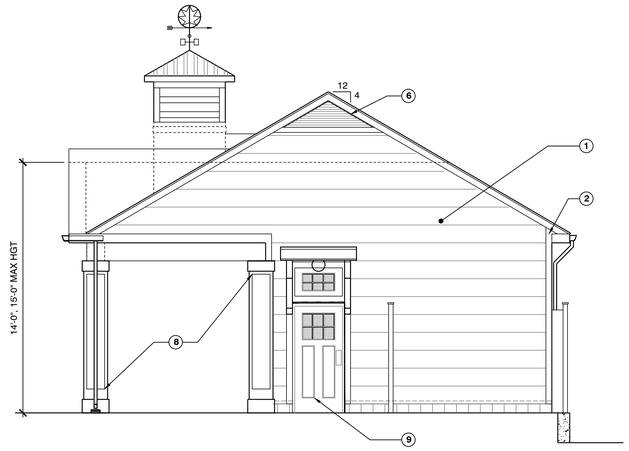
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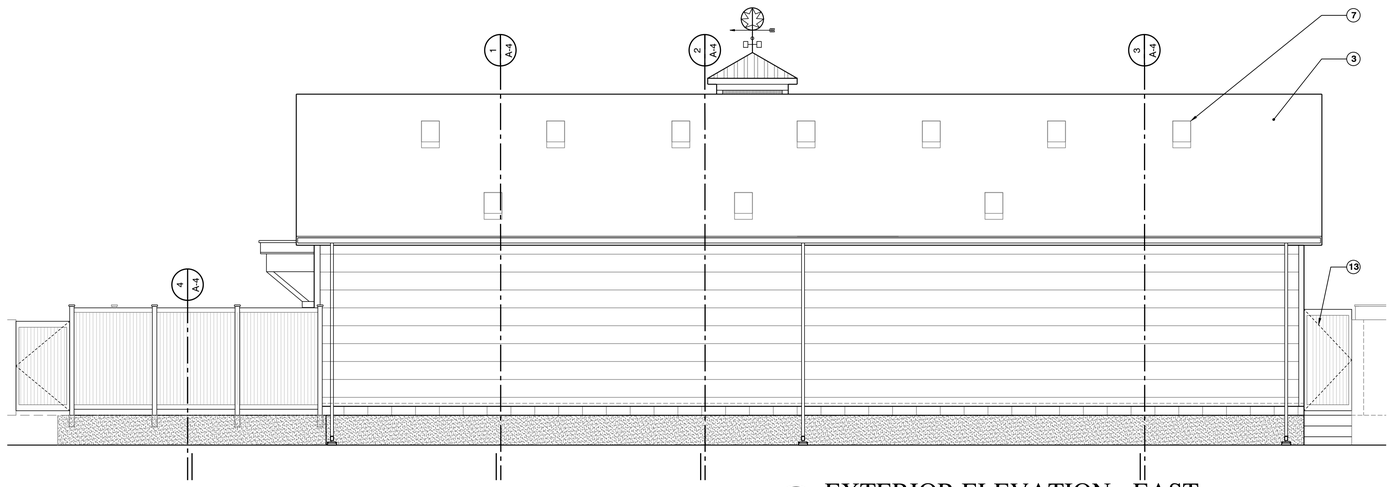
REPORT



4 A-2 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



3 A-2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



2 A-2 EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"



1 A-2 EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"

KEY No.	KEY ITEM
1	**SIDING (MATCH HOUSE)** FIBER CEMENT LAP BOARD SIDING 6" & 12" PAINT: COLOR SYSTEM C: BODY-C:1 LIGHT BLUISH GRAY
2	**TRIM (MATCH HOUSE)** FIBER CEMENT, 4" PAINT: COLOR SYSTEM C: TRIM-C:4 YELLOWISH WHITE
3	**ROOFING (MATCH HOUSE)** LAMINATED ASPHALT SHINGLES, HERITAGE IR-RUSTIC BLACK BY TAMKO BUILDING PRODUCTS
4	**WINDOWS (DORMER)** PICTURE WINDOWS. COLOR SYSTEM SASH-B:19 BLACK JELD-WEN WINDOWS
5	**WEATHERVANE** MAPLE LEAF WEATHERVANE COPPER 24 GA., 16OZ. 36"L x 18"H EAST COAST WEATHERVANE
6	**GABLE VENTS** TRIANGLE ALUMINUM GABLE VENTS, FUNCTIONAL, WHITE TO MATCH TRIM
7	**ROOF VENTS** MASTER FLOW SLANT BLACK GALVANIZED ROOF LOUVER SSB960G BY GAF
8	**COLUMN COVERS** ENDURA-CRAFT SQUARE NON-TAPERED SHAFT, RECESSED PANEL WITH STANDARD CAPITAL & STANDARD BASE 16"W x 8"H PACIFIC COLUMNS
9	**PEDESTRIAN DOOR** CRAFTSMAN LITE 2-PANEL FLUSH STYLE No. 608 HD-SDL THERMA TRU DOOR
10	**GARAGE DOORS** INSULATED STEEL LONG PANEL DOOR, BLACK w/STOCKTON 2 8-LITE THERMACORE COLLECTION BY OVERHEAD DOOR
11	**OVERHEAD GLASS PANEL DOOR** DOUBLE STRENGTH (DBS) GLASS IN ALUMINUM FRAME BLACK MODEL 511 STANDARD FRAME BY OVERHEAD DOOR
12	**LIGHT FIXTURES** OUTDOOR WALL LANTERN, SEEDED GLASS, BRONZ FINISH 19"H x 7.5"W x 10.5"D HOMESTEADER
13	**VINYL FENCE (MATCH EXISTING FENCE)** TWO TONE GRAY PRIVACY FENCE & GATE, 6'-0" HIGH www.BUYVINYLFENCE.COM
14	**SWING GATE & REMOTE CONTROL** SINGLE PANEL ALUMINUM GATE 6'H x10'W BLACK POWDER COATED FINISH ENCLOSED CONTROL BOARD & OPERATOR DURA GATE KIT-10x6-FS-SW

SEMINOLE CARRIAGE HOUSE

2224 SEMINOLE AVENUE,
DETROIT
MICHIGAN 48214

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architecture•urban planning
3105 Holbrook Street, Hamtramck, MI 48212
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	OWNER REVIEW	07/29/2019
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	HDC REVIEW	08/30/2019

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SHEET DESCRIPTION:
FLOOR PLAN

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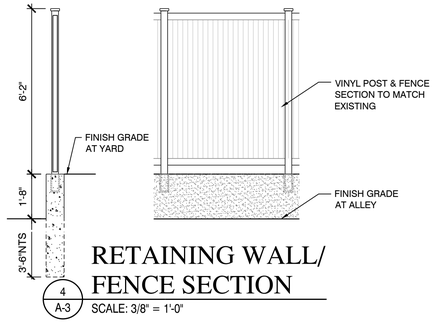
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DATE: 25 JULY 2019

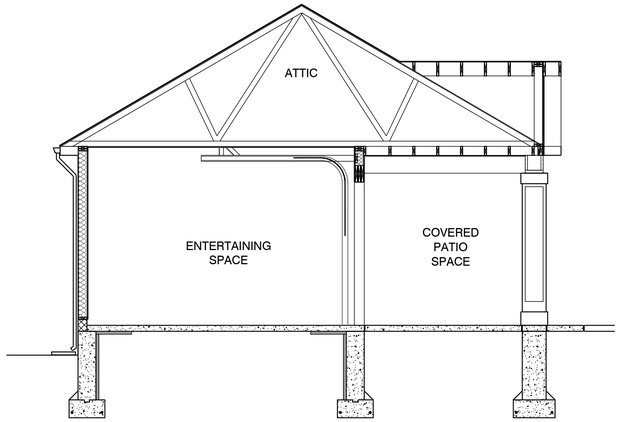
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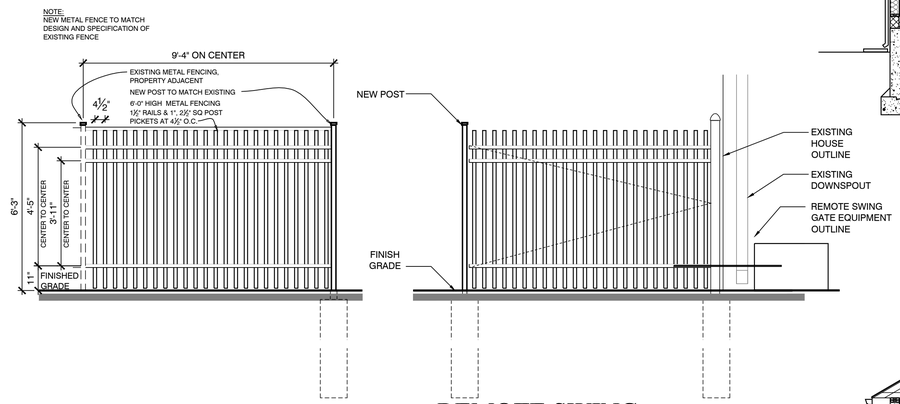
REPORT



4 A-3 RETAINING WALL/ FENCE SECTION
SCALE: 3/8" = 1'-0"

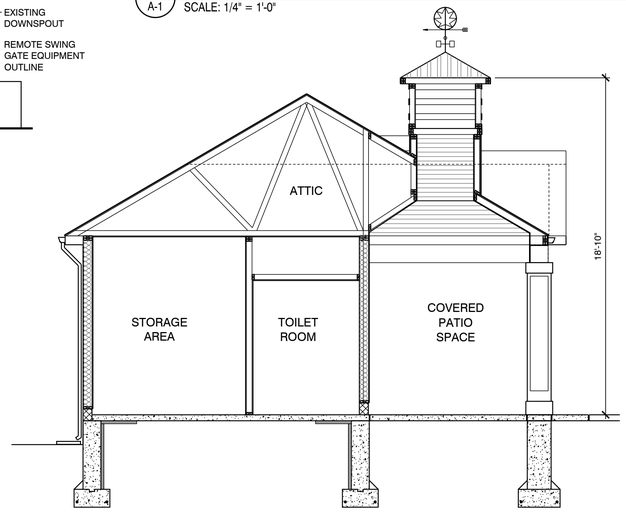


1 A-1 BUILDING SECTION AT DINING/PATIO
SCALE: 1/4" = 1'-0"

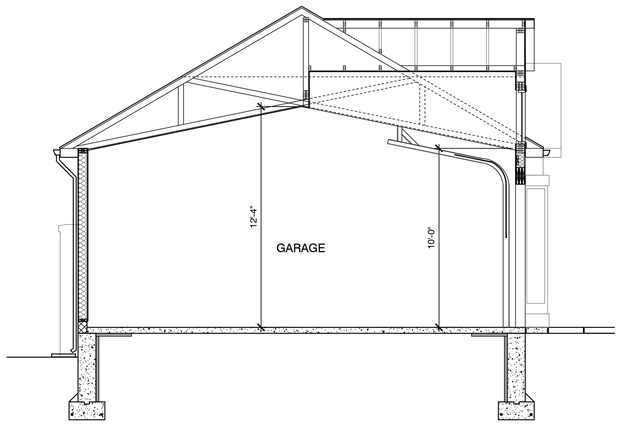


5 AS-1 FENCE ELEVATION
SCALE: 3/8" = 1'-0"

6 AS-1 REMOTE SWING GATE ELEVATION
SCALE: 3/8" = 1'-0"



2 A-1 BUILDING SECTION AT CUPOLA
SCALE: 1/4" = 1'-0"



3 A-1 BUILDING SECTION AT GARAGE
SCALE: 1/4" = 1'-0"

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REV.	DESCRIPTION	DATE
	OWNER REVIEW	07/29/2019
	DESIGN REVIEW	08/16/2019
	HDC REVIEW	08/30/2019

c:\FlumNew\Proj#\dwg#.dwg

SHEET DESCRIPTION:
BUILDING SECTIONS

DRAWN:	CHECKED:
EEM	SCF

SCALE: 1/4" = 1'-0"

DATE: 12 AUGUST 2019

JOB NO	SHEET NO
1553	A-3

C:\Users\Steven\DROPBOX_C FLUM INC\STEVEN C FLUM INC Team Site - Documents\Proj#s+New\1553-1224 Seminole Carriage House\Plans.dwg, 9/3/2019 11:58:43 PM, 1:1

REPORT

STEVEN C. FLUM, INC.

Structural Assessment Report

2224 Seminole, Detroit Michigan 48214
Indian Village Historic District
Residential Accessory Structure

Prepared By: Steven Flum, AIA

9/19/2019

The structural assessment report is based on The Secretary of the Interior's Standards for the Treatment of Historic Properties, Preservation Brief 35.

TABLE OF CONTENTS

PAGE	SECTION
1	INTRODUCTION
2	ARCHITECTURAL SIGNIFICANCE AND CONSTRUCTION HISTORY
3-6	STRUCTURAL CONDITION ASSESSMENT
P1 – P11	PHOTOGRAPHS
A1 AND A2	ILLUSTRATIONS

REPORT

STEVEN C. FLUM, INC.
architecture • urban planning

INTRODUCTION

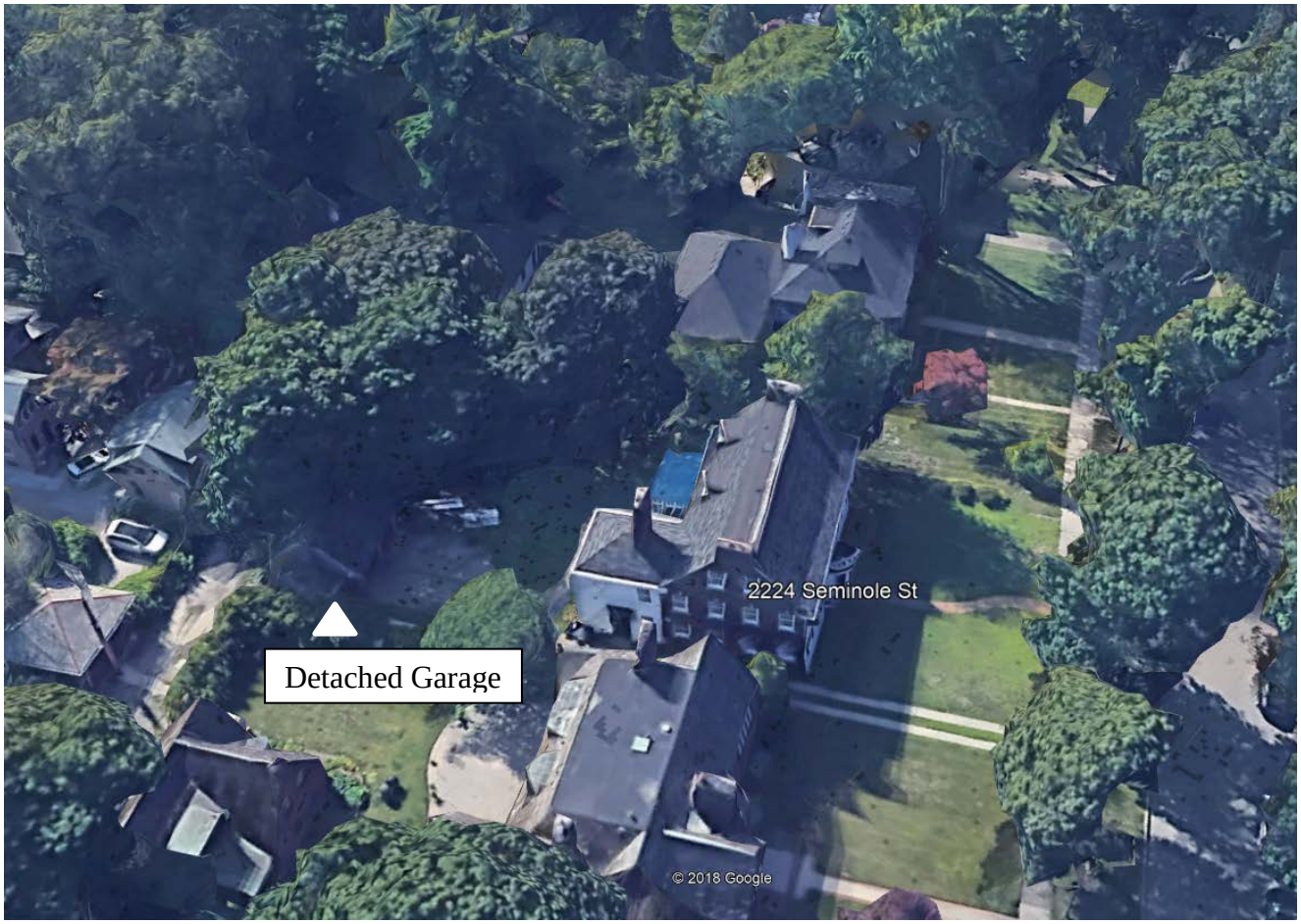
Property Address: 2224 Seminole, Detroit Michigan 48214
Parcel Number: 17007597
Building Type: Single family home and detached garage
Property Owner: Benson & Hillary Brady
Property Historic Registries: Indian Village Historic District, National Register of Historic Places in 1972

The purpose of this structural assessment is to evaluate the existing detached garage, alley screen wall and rear yard trees. This report will document the physical conditions of the historic resource. The assessment is based on The Secretary of the Interior's Standards for the Treatment of Historic Properties, Preservation Brief 35.

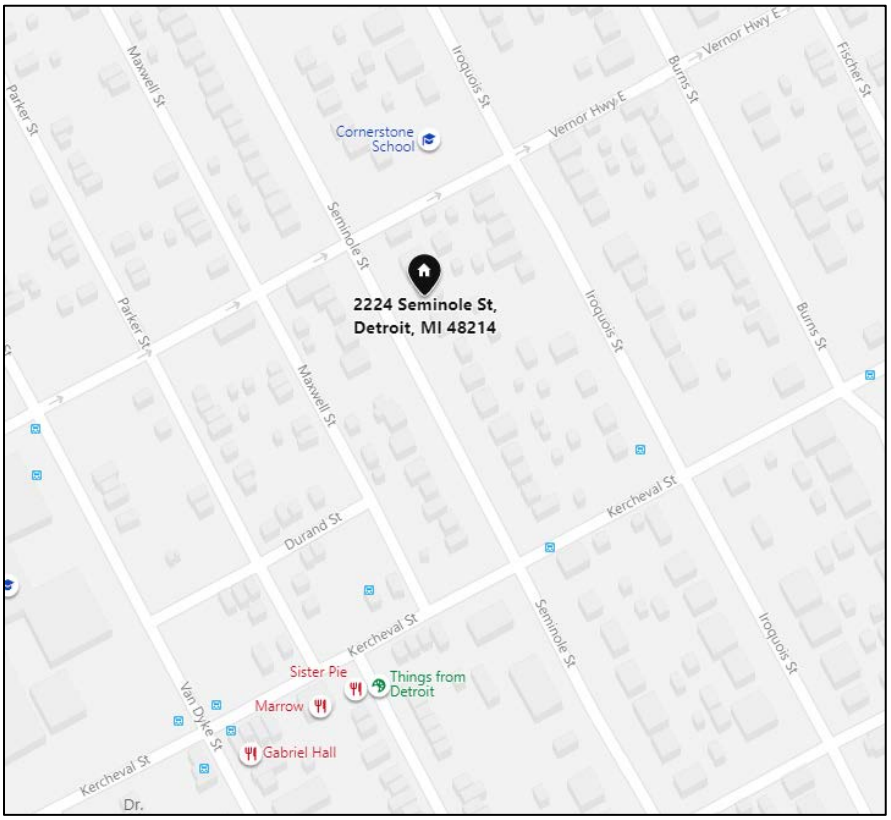
The detached garage, alley screen wall and rear yard trees were inspected, field measure and photographed.

This report is being done to document the existing conditions of the garage, screen wall and trees. This documentation is in conjunction with the proposed new garage and fencing for the rear yard of the residence.

3105 Holbrook Street Hamtramck, Michigan 48212
phone: 313.831.2844 email: sflum@stevencflum.com



SATELLITE IMAGE



VICINITY MAP

ARCHITECTURAL SIGNIFICANCE

THE NEIGHBORHOOD:

Indian Village is a historic, affluent neighborhood located on Detroit's east side, bound to the north and south by Mack Avenue and East Jefferson Avenue, respectively, along the streets of Burns, Iroquois, and Seminole. The district was listed on the National Register of Historic Places in 1972.

The district has a number of architecturally-significant homes built in the early 20th century. A number of the houses have been substantially restored, and many others well kept up. Bordering Indian Village to the west is West Village, with additional historic homes, townhouses and apartments.

Many of the homes were built by prominent architects, such as Albert Kahn, Louis Kamper and William Stratton, for some of the area's most prominent citizens, such as Edsel Ford. A lot of homes are very large, with some over 12,000 square feet. Many have a carriage house, with some of those being larger than an average suburban home. Some of the houses also have large amounts of Pewabic Pottery tiles.

Indian Village has very active community organizations, including the Indian Village Association, Men's Garden Club & Women's Garden Club. The neighborhood contains many historic homes including that of automotive entrepreneur Henry Leland, founder of Lincoln and Cadillac, who resided at 1052 Seminole St.

THE HOME:

The Alfed Bell Moran House as built in 1912, based on City of Detroit records.

Herman & Simons were the architect for 2224 Seminole. Aloys Frank Herman & Howard Thomas Simons designed seven other homes in Indian Village Historic District, according to historicdetroit.org.

Alfred Bell Moran, a direct descendant of the French Moran family, some of the earliest settlers and landowners in Detroit, was the Secretary of the Peninsula Stove Company. Prior to becoming the Motor City, Detroit was known as the Stove Capital of the world.

Other notable residents include Frederick Sweet Stearns (1923-1924) who was the Vice President and Treasurer of the Frederick Stearns Pharmaceuticals Company, which was started by his grandfather in 1856. The original manufacturing building is now “The Lofts at Rivertown” on East Jefferson.

Robert Cabel Graham and his wife, the former Bertha E. Hack, lived here 1925-1929. Robert Graham was one of the three Graham brothers of the Graham-Paige Motors Corporation.

ARCHITECTURAL STYLE:

The home and detached garage were both designed in the Colonial Revival style. The garage is a one-story brick structure symmetrical in appearance, with its two garage door openings facing the rear of the home. There is a chimney on the north side with a shed wing. The shed may or may not be original to the structure. The shed and garage have separate person entry doors. The main garage roof is a gamble roof and the shed has a three sided mansard roof. There are window openings on the south side of the garage that have been filled in with glass block. The shed has one window.

STRUCTURAL CONDITION ASSESSMENT

1. RESOURCE DESCRIPTION:

The elements, feature and spaces that make up the resource are all original except for:

- Asphalt roofing
- Aluminum gutters and downspouts
- Aluminum sectional overhead garage doors
- Wall mounted exterior light fixture between garage doors
- Glass block windows
- Wood trimmed column supporting roof overhang at garage / shed entry
- Concrete masonry unit screen wall along alley

Property Description

Type of Construction: Brick exterior load bearing wall with wood framed roof and attic floor.
Building Classification: Residential accessory structure
House and Garage Age: 1912
Foundation: Concrete stem wall and slab
Roof Type: Main garage roof is a gamble roof. The side shed has a three sided mansard roof.
Roof Cover: Asphalt shingles
Roof Construction: Wood framed
Wall Finish Exterior: Brick
Wall Finish Interior: Plaster over brick
Wall Construction: Brick load bearing wall with gable ends walls wood framed with brick veneer above the attic floor line.
Landscape: CMU screen wall, vinyl fences, lawn and concrete driveway
Interior Condition: Cracking and falling plaster caused by the structural problems
Flood Data: Not Applicable

2. EVLAUATION OF RESOURCE CONDITIONS:

Structural Assessment

Collapsed or off foundation:

- Poor Condition. The shed show signs of the exterior wall shifting and is in need of reconstruction (Picture #8, #15-#19).
- Poor Condition. The CMU alley screen wall leaning towards the alley and is in danger of collapsing. (Pictures #20 and #21).

Leaning / other structural damage:

- Poor Condition. The shed foundation and walls showing signs of imminent failure (Pictures #4, #5, #15-#19).
- Poor Condition. The southwest corner of the garage exterior brick wall is cracking. The cracking is telegraphing the entire width of the wall. Evidence of this is shown on the interior plaster wall which has the same wall cracking location and pattern (Pictures #9 and #10). It is unclear if this damage was caused by water infiltration or the foundation failing at the southeast corner of the garage.
- Poor Condition. The CMU screen wall is also showing signs of imminent failure (Pictures #20 and #21)

Damage to window / door

- Poor Condition. The shed shifting wall and foundations have damaged the window and door openings making them inoperable. (Pictures #4, #5, #15-#19).

Chimney, parapet, or other falling hazards

- Good Condition. The Chimney is intact
- Poor condition. The CMU screen wall is leaning out and showing signs of imminent failure (Pictures #20 and #21)

Roof damage

- Good Condition. There are newer asphalt roof, metal flashing, gutters and downspouts (Pictures #1, #2)

Foundation damage:

- Poor Condition. The shed show signs of failure with walls cracking and door and window shifting (Pictures #8, #15-#19).
- Poor Condition. The southwest corner of the garage foundation is failing with signs of brick cracking (Pictures #9 and #10).
- Poor Condition. Existing tree is causing damage to the south garage foundation (Pictures #5 and #6)
- Poor Condition. Existing tree is causing damage to the CMU screen wall and is leaning out over the alley right of way (Pictures #20 and #21)

Damaged cladding, brick:

- Fair Condition. The brick masonry has been tuck-pointed in places. Additional tuck-pointing is needed including reconstruction of the shed walls and openings (Pictures #1-#4,#8, #9, #15-#18)

Damaged electrical / mechanical systems

- Good Condition. The electrical has been upgraded with a new panel. There is no existing mechanical or plumbing systems in the garage.

Landscape damage

- Poor Condition. There are three maple trees in the rear yard causing damage. The first tree is approximately 20” in diameter and is located next to the south wall of the garage. The tree is causing damage to the garage wall and foundation, cracking the alley CMU screen wall and foundation and possible damage to the sanitary line beneath the tree. (Pictures #5, #6). The second tree is approximately 12” in diameter and is located next to the alley CMU wall. The tree and its root system has pushed out the wall and will collapse in the alley right of way (Pictures #20, #21). The third tree is approximately 30” in diameter and is the largest and most mature tree on the property. The tree and its long branches are a threat to the house to the garage and the neighbor’s property.

Estimate Building Damage: 60% of the structure

3. LIMITATION OF VISUAL INSPECTIONS:

There were not limitations in surveying and making assessments for this report.

4. RECOMMENDATIONS:

The investigation, documentation and this report find the following elements as Critically Deficient. There are advanced deterioration and imminent structural failure present:

- Shed wing structure on the north side of garage is in structural failure.
- Brick masonry load bearing walls needs replacement and or tuck-pointing.
- Southwest corner of garage is in advanced deterioration with signs of foundation failure.
- Alley screen CMU wall and foundation is in imminent structural failure.
- Large mature trees in the rear yard are undermining foundations, putting masonry walls into structural failure and causing problems with the existing sanitary line.

The professional recommendation is to replace the detached garage, alley wall, trees and repair or replace the sanitary line. The estimated cost to replace as-built is $230,000.

5. ARCHITECT'S ENDORSEMENT / CERTIFICATION:

Being a certified professional architect and historic architect by the State of Michigan. I submit this historic structure assessment and report as a matter of fact. Any questions or comments regarding this report please feel free to contact me.

Respectfully submitted,



Steven Flum, AIA
President, Steven C. Flum, Inc.



1-West Elevation



2-East Elevation at alley

2224 Seminole



3-South Elevation



4-North Elevation

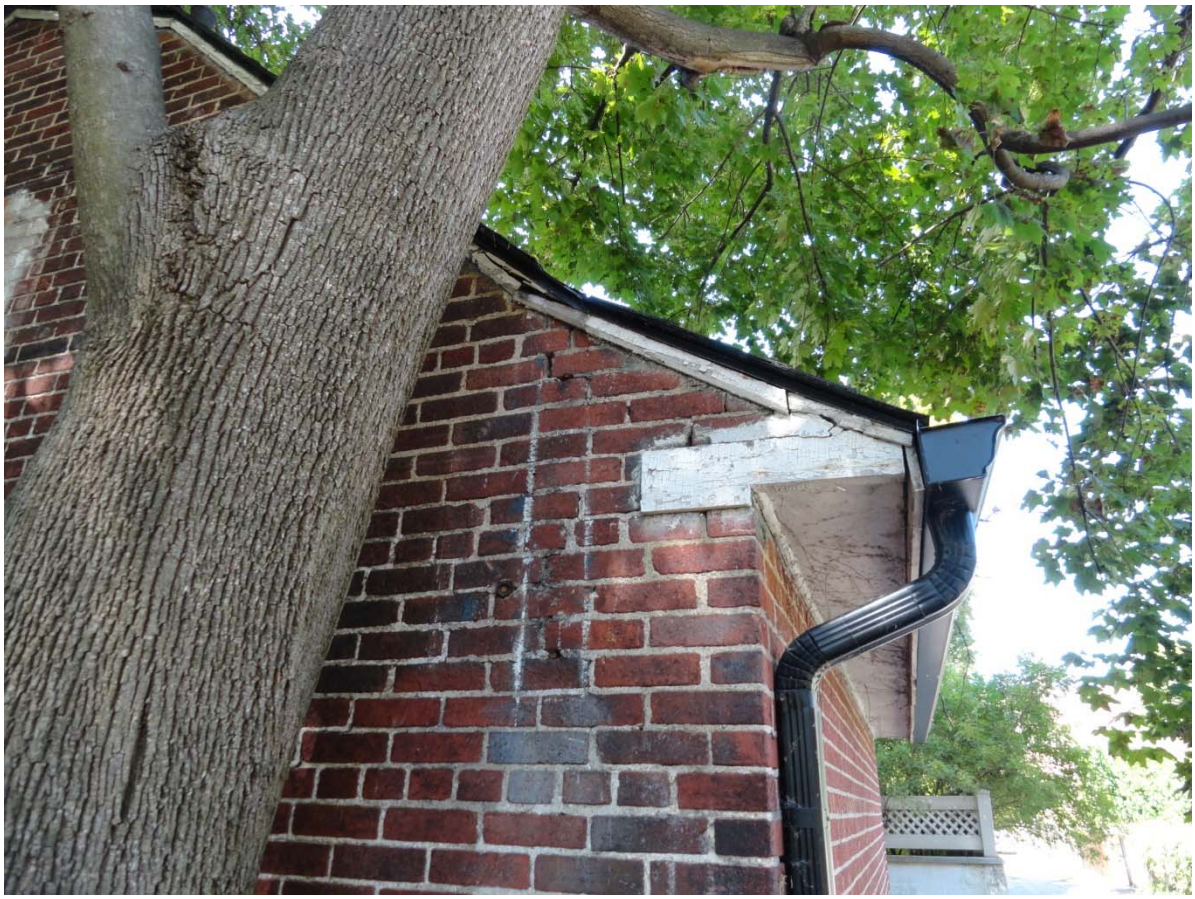
2224 Seminole



5-South Elevation Tree Encroachment



6-South Elevation Tree Encroachment



7-Southeast corner masonry issue



8-Northwest corner masonry issue



9-Southwest corner masonry issue



10-Southwest corner interior masonry issue



11-Interior garage shared wall with shed addition



12-Interior garage looking towards south exterior wall



13- Interior wall deterioration at shed addition



14-Garage attic

15- Shed Addition structural issue

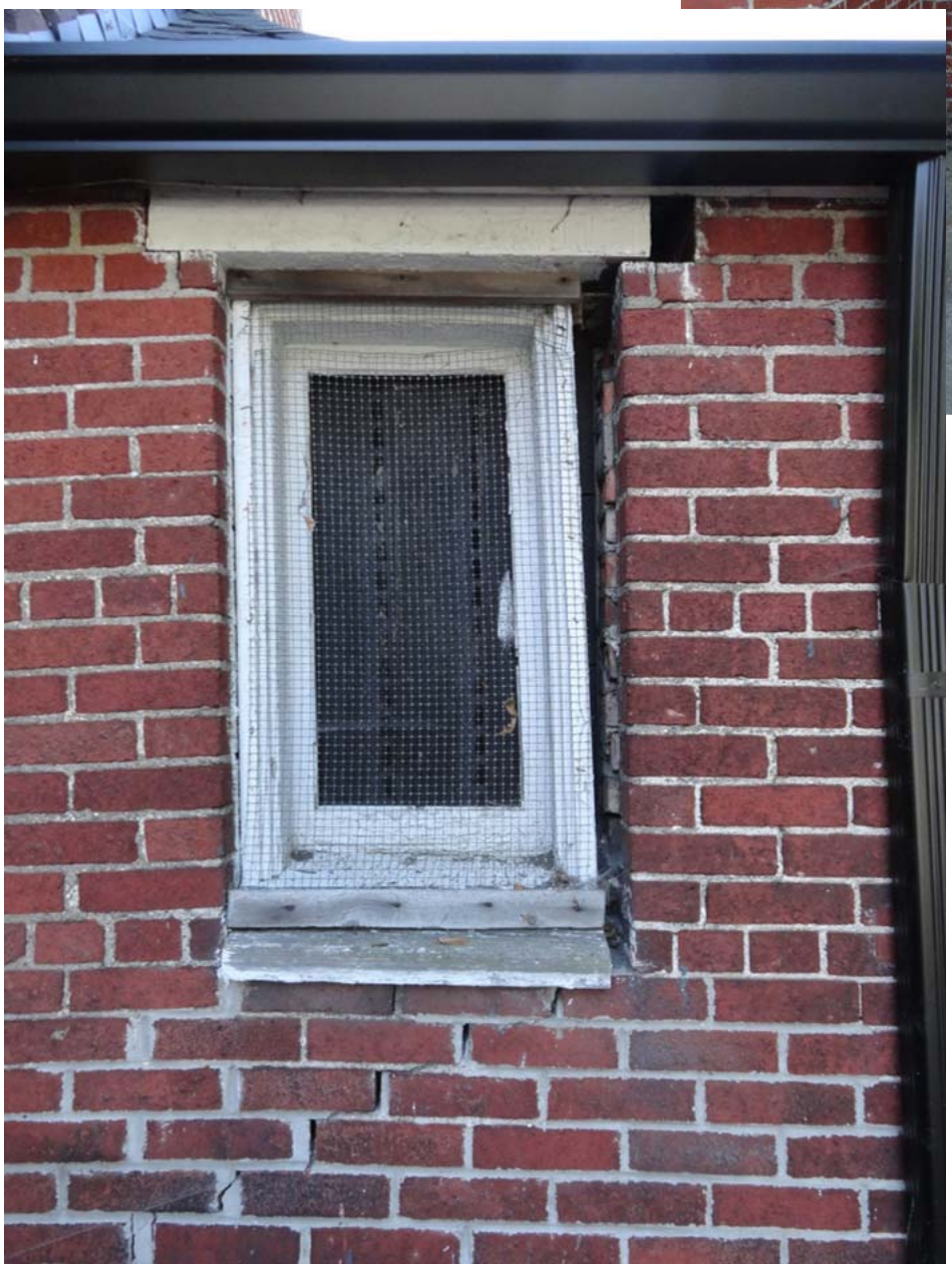




16- Shed Addition structural issue

17- Shed Addition structural issue





18- Shed Addition structural issue



19-Interior of Shed Addition



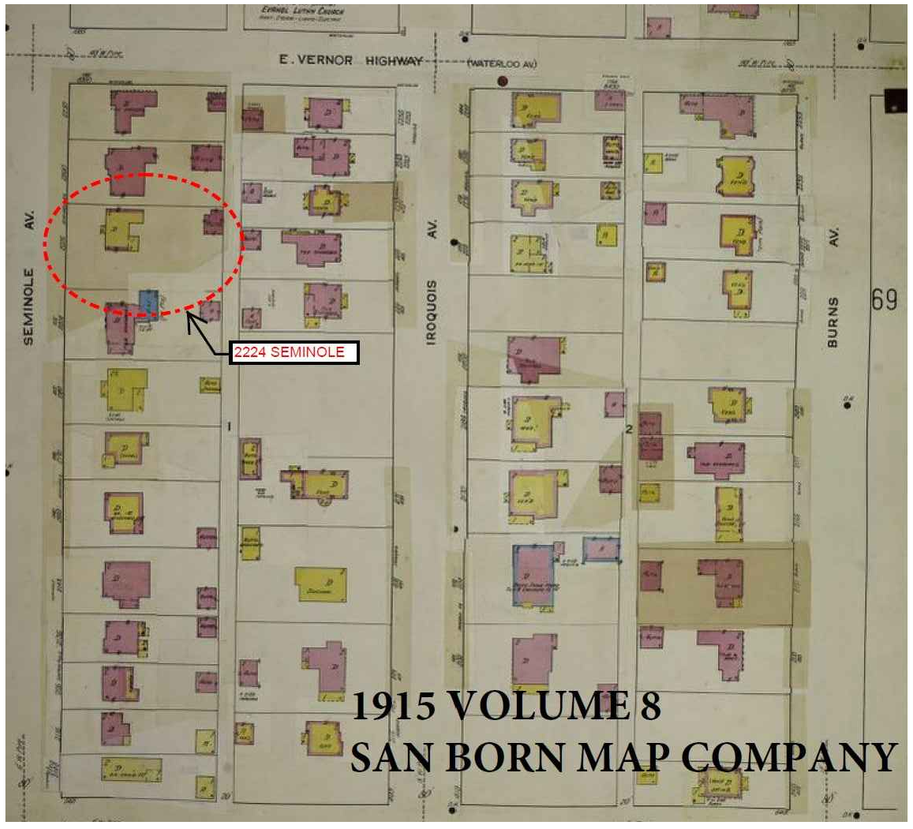
20-Retaining / Privacy Wall Failure



21- Retaining / Privacy Wall Failure

2224 Seminole

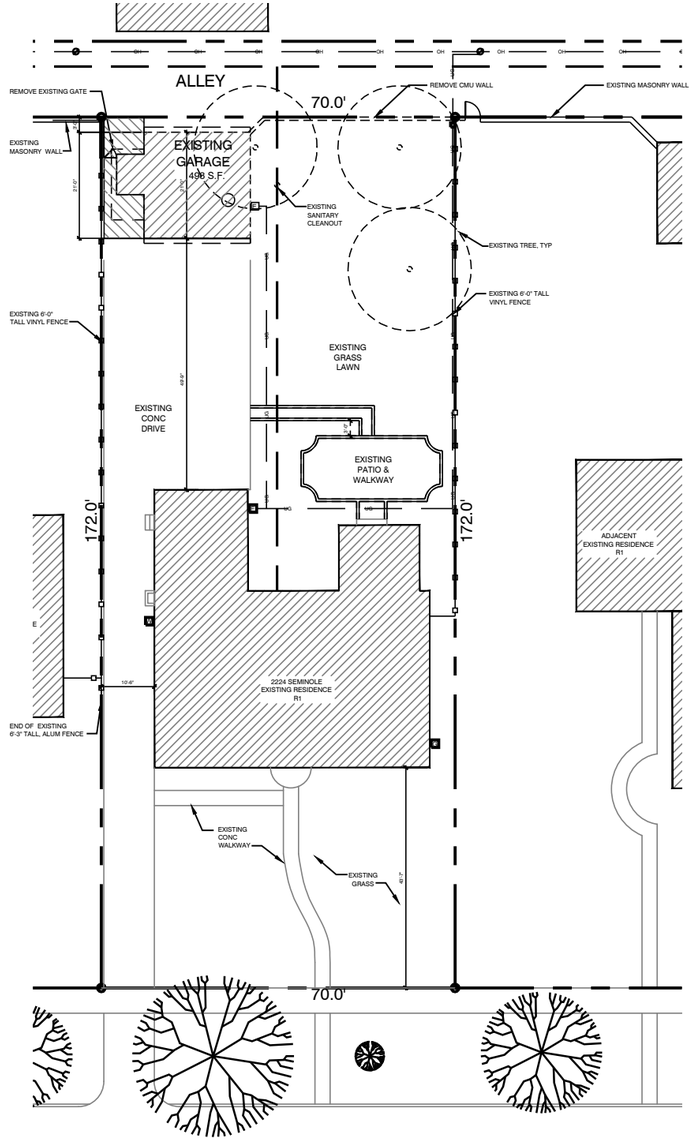
REPORT



1915 VOLUME 8
SAN BORN MAP COMPANY

2 / AS-1 SCALE: NTS

NORTH



SEMINOLE AVENUE

EXISTING SITE PLAN

1 / AS-1 SCALE: 1" = 30'-0"

NORTH

SEMINOLE CARRAGE HOUSE

2224 SEMINOLE AVENUE

DETROIT, MICHIGAN 48214

DATE: SEPTEMBER 19, 2019

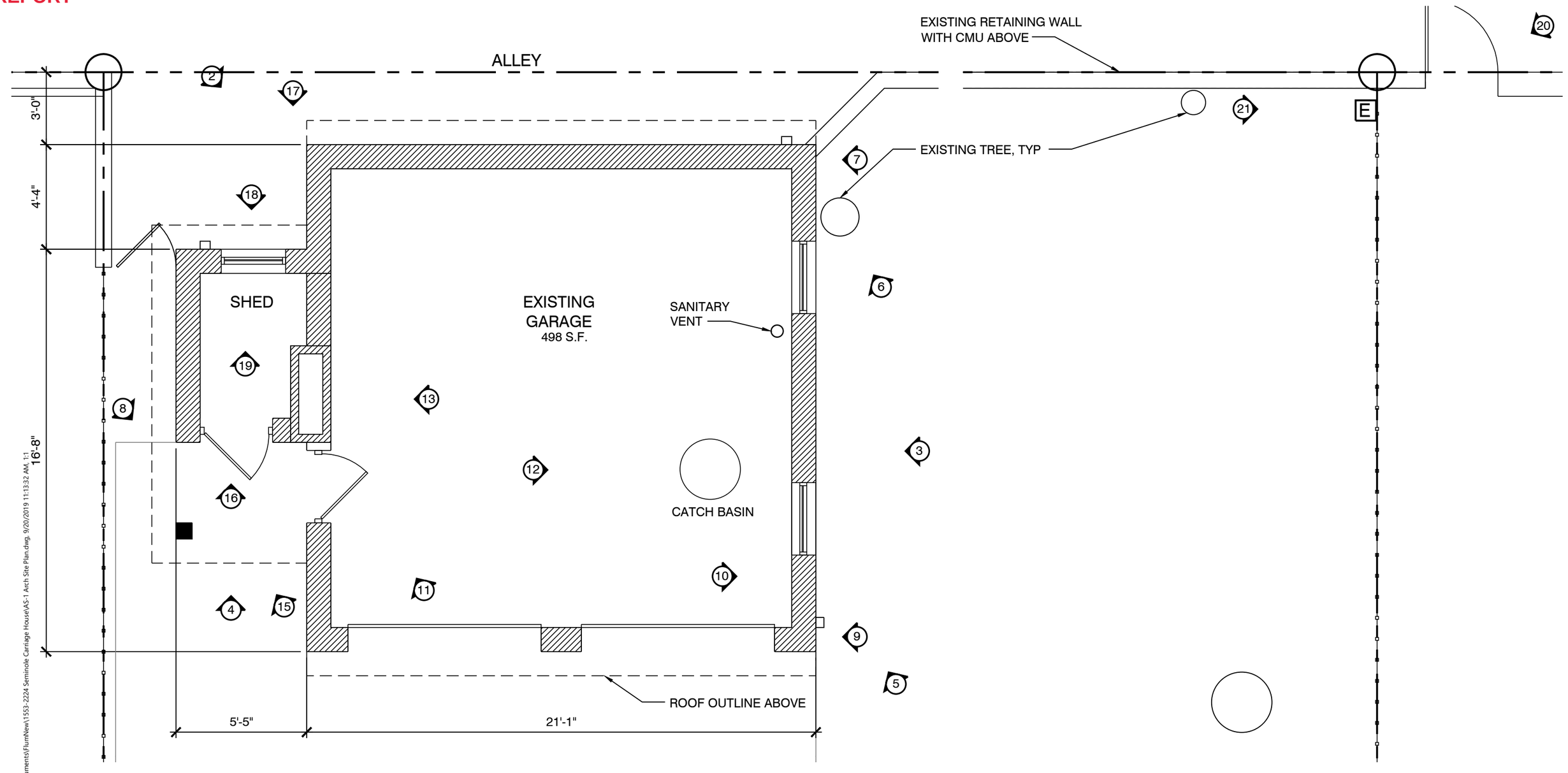
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REPORT



SEMINOLE CARRAGE HOUSE 1

2224 SEMINOLE AVENUE

DETROIT, MICHIGAN 48214

DATE: SEPTEMBER 19, 2019

1 / SK-1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

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REPORT



Rustic Black



Rustic Black
Classic Colors

Welcome beauty home with the lively tones and intense warmth and contrast of America's Natural Colors. Inspired by the woodsy browns, stormy greys and other vibrant hues found in nature, these colors will help you craft a roof that fits your personal style.



Thunderstorm Grey
America's Natural Colors

Shingles are just the beginning. TAMKO offers a variety of additional accessories for your roof.

Additional accessories include Underlayments, Shingle Starter, Cements & Sealants, Heritage Shingle Options, Ventilation and Hip & Ridge Shingles.

See back for details.



Thunderstorm Grey

REPORT

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- UL Listed for Class A Fire Resistance
- UL Classified for Wind Resistance: ASTM D7158, Class H and ASTM D3161, Class F
- UL Evaluation Reports: UL ER2919-01 and ER2919-02
- UL Classified in accordance with ASTM D3462 and ICC-ES Acceptance Criteria A438
- Heritage® IR – Limited Lifetime Warranty and Arbitration Agreement. See TAMKO's Limited Lifetime Warranty for complete details

*HERITAGE IR SHINGLES ARE CLASSIFIED BY UL FOR COMPLIANCE WITH UL 2218 CLASS 4 IMPACT RESISTANCE. UL 2218 TESTING UTILIZES A DROPPED STEEL BALL WHICH MAY NOT CORRELATE WITH REAL WORLD ROOFTOP EXPERIENCE WITH THE IMPACT OF STORM DRIVEN HAIL OR OTHER OBJECTS.

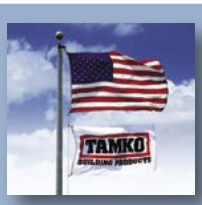


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The beauty of your roof is only half the story. Underneath are several additional layers. TAMKO offers a variety of accessories for your roof.

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2 Underlayments
3 Shingle Starter
4 Cements & Sealants
5 Heritage Shingle Options
6 Ventilation
7 Hip & Ridge Shingles

The above illustration shows the placement of important accessories for new roof installation and is not meant to show proper installation techniques. Visit tamko.com to download product application instructions.



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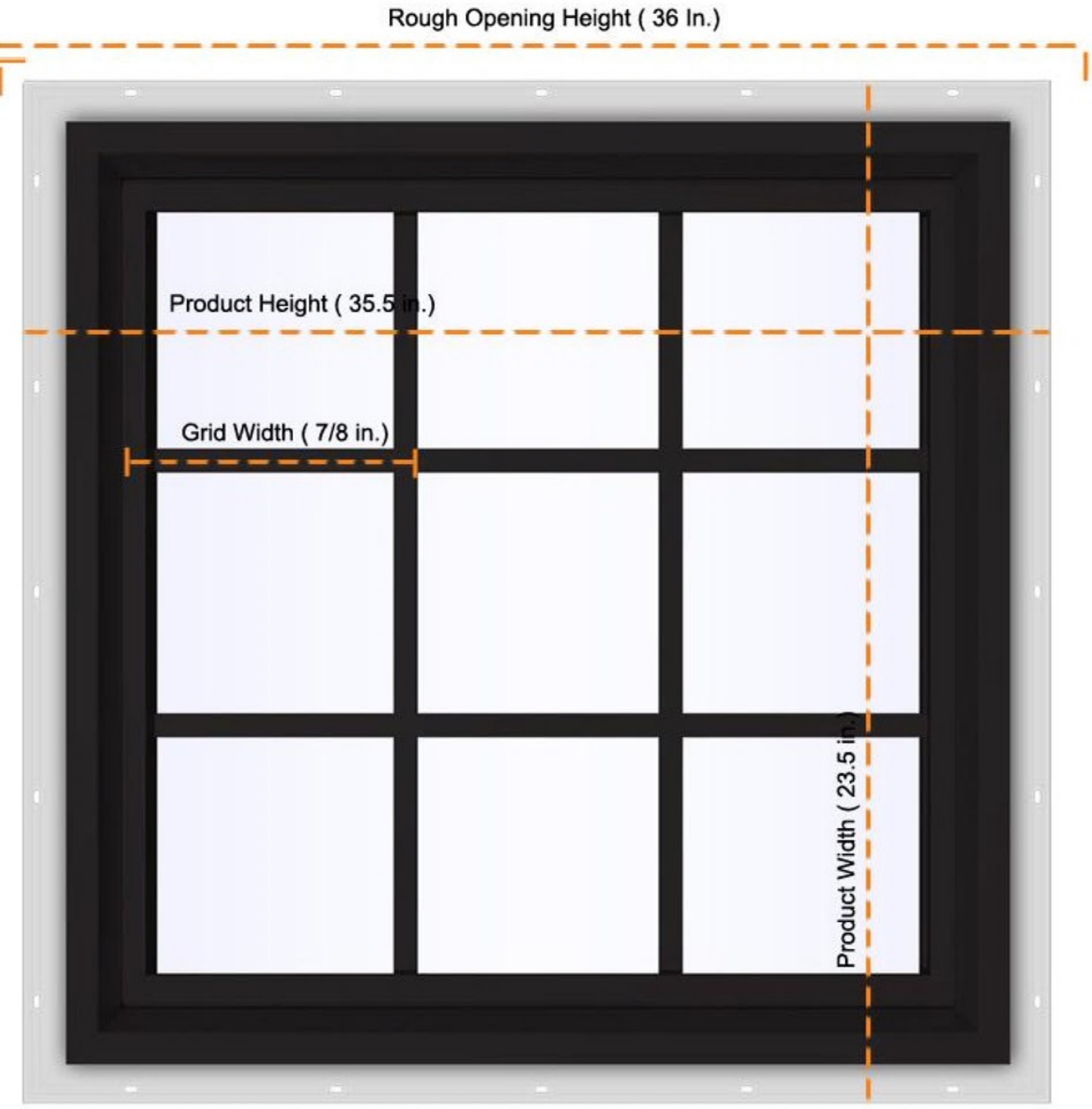
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Rough Opening Height (36 In.)
Product Height (35.5 in.)
Grid Width (7/8 in.)
Product Width (23.5 in.)

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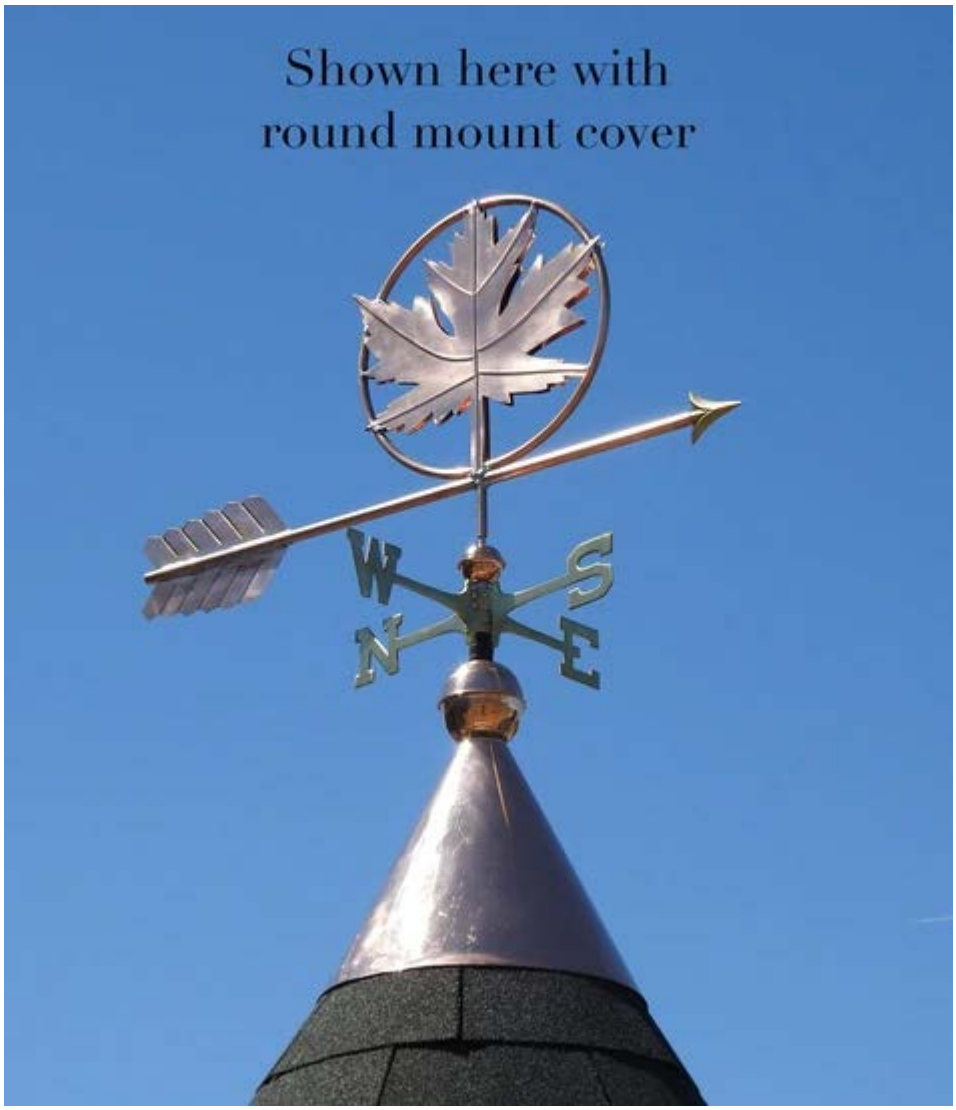
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DESCRIPTION

Material: Copper 24ga 16 oz

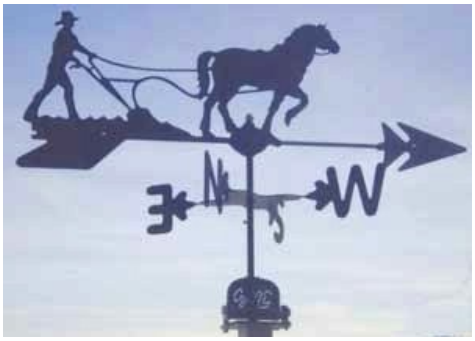
Dimensions: 36"L x 18"H

Add 10" to the height for the copper spacer balls and directionals

Directionals and copper spacer balls included

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CHOOSE OPTIONS

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REPORT

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Also available in Right Triangles (half triangle) left or right sides.

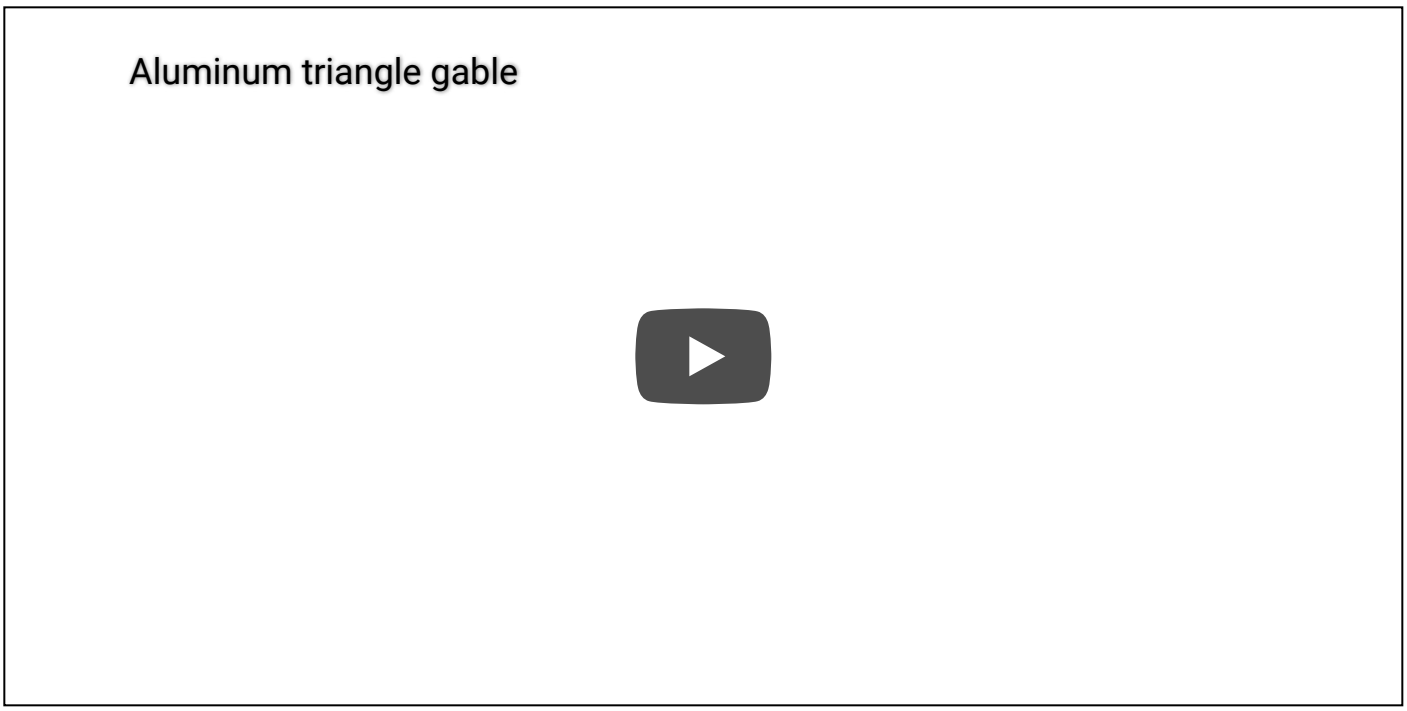
Made in any size color or roof pitch. Functional or decorative only.

208-589-4020

Quote Form

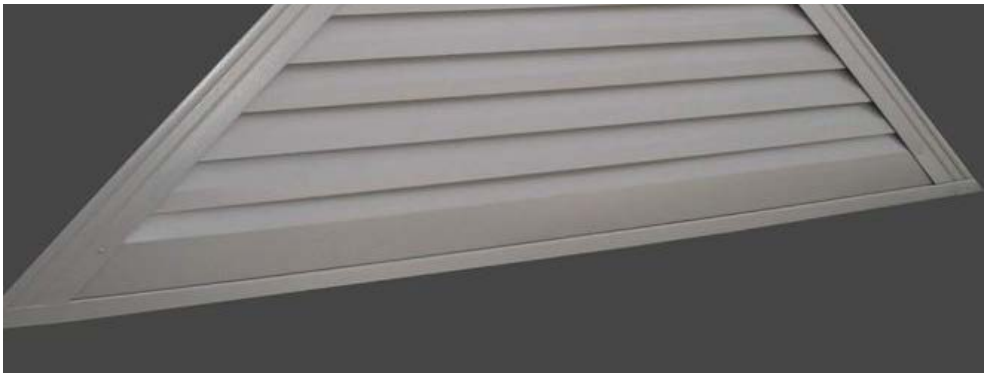
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Aluminum Triangle Gable Vents





REPORT



7/12 Pitch Aluminum Triangle Gable Vents

Great for new construction or remodel applications. Sturdy louvers designed to resist wind driven rain.

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Sizes shown are Width X Height

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Color
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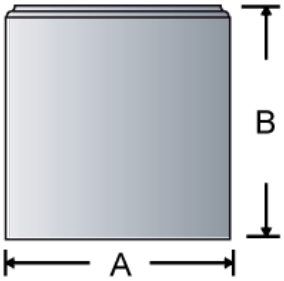
REPORT

16"W x 8'H Endura-Craft Square Non-Tapered Shaft, Recessed Panel, with Standard Capital and Standard Base

Part Number: EC1608FNMSTST

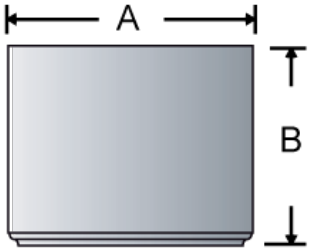
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Created on: August 13, 2019



STANDARD BASE

Width	Height
A	**B**
16- 7/8"	9- 1/4"



STANDARD CAPITAL

Width	Height
A	**B**
16- 7/8"	7- 1/4"



Vertical edges of Craftsman shafts (tapered, non-tapered, pedestal and newel post styles) all incorporate the E-Z Lock miter joint for consistently straight miters.

1. Glue both edges.
2. Slide first joint, then second joint together.
3. Nail, screw or clamp to hold assembly until glue is fully cured.
4. Wrap around structural post, glue and attach final side
5. Glue and attach capital and base

96"

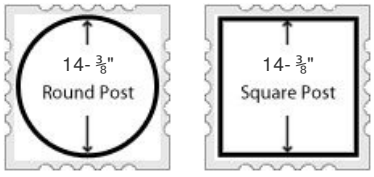
COLUMN SPECIFICATIONS

Plan Type F [1]		Trimming from bottom of shaft [2]				Load Bearing Capacity [3]
Split in 1/2	Column Height		w/o Interfering w/Panels			
[1/2 1/2]	**A**		**E**	**w/base**	**F**	
	96"	96" 86- 3/4"	16- 3/4"	7- 1/2"	9- 1/4"	0 lbs.

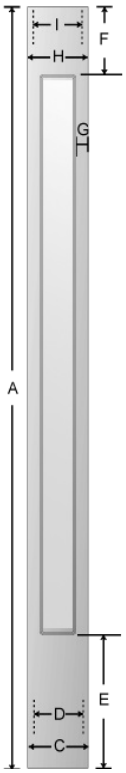
SHAFT SPECIFICATIONS

Shaft Bottom		Shaft Top		Panel Specifications	
Outside	Inside	Outside	Inside	Dist. From Side	Routed Width
C*	**D****	**H***	**I****	**G**	**J**
15- 5/8"	14- 3/8"	15- 5/8"	14- 3/8"	2- 1/4"	1- 1/4"

OTHER INFORMATION

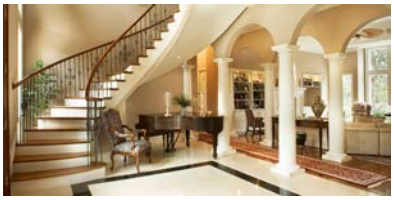


Material [4]			Wraps Post Size [5]		Weight			
Shaft	Capital	Base	Round (Fits up to)	Square (Fits up to)	Shaft	Capital	Base	Total
PVC	PVC	PVC	14- 3/8"	14- 3/8"	82.00 lbs.	7.47 lbs.	9.52 lbs.	98.99 lbs.





EXTERIOR COLUMNS



INTERIOR COLUMNS



SQUARE COLUMNS



COMMERCIAL COLUMNS

ABOUT ENDURA-CRAFT COLUMN **MATERIALS** REPORT

Made of cellular PVC that resists the tests of time and weather, Endura-Craft Columns are the best high-performance product on the market. Choose from our inspired collection of Endura-Craft Columns to add elegant details in a variety of applications.

PVC IS **BEAUTIFUL**

While Endura-Craft Columns readily accept paints and stains, it comes in a crisp, semi-matte white finish. Its profile is white throughout, and it's protected with UV inhibitors, making it resistant to fading or yellowing over time. And, with sealed edges, they are easier to clean even if it does get dirty.

PVC IS **WORKABLE**

Craft a work of art with materials that are easily milled, shaped, and moulded using standard woodworking tools. Endura-Craft Columns can be routed and cut without chip outs, fastened close to edges without splits, and can easily be trimmed using standard woodworking tools. They're also easy to install-saving you time and labor costs.

PVC IS **DURABLE**

With Endura-Craft Columns, you can feel confident your work will not rot, cup, split, twist or warp. It's moisture and insect resistant, doesn't require paint for protection, and suitable for ground and masonry contact. That promise is backed by a manufacturers 25-year limited warranty.

PVC IS **UNIFORM**

With consistent density, color, and square edges, all Endura-Craft Columns provide a uniform, architectural, aesthetic.

HELPFUL INFORMATION

1. **Plan Types**
 Endura Series Columns are as unique as the different types of installations that are available. We offer our Endura Series Columns in a wide variety of "Plan Types". These "Plan Types" are the style and type of shaft, capital, and base you will receive. If you are using them as half columns against a wall, you would want to select a "D" plan type for round or "F" plan type for square. This would give you a column that could be installed against a wall. These are the most common plan types, however, we can do custom plan types if your project requires it.



2. **Trimming from Bottom of Shaft**
 i. w/o Interfering w/Taper:
 This is the amount that can be trimmed, from the bottom of the column, before it will cut into the taper of the column.
 w/base: The base of the column "wraps" around the column shaft. If you are using a base, we recommend this dimension as the maximum amount to trim off the column shaft.
 ii. w/o Interfering w/Flutes or Panels:
 This is the amount that can be trimmed, from the bottom of the column, before it will cut into the fluting or panels of the column.
 w/base: The base of the column "wraps" around the column shaft. If you are using a base, we recommend this dimension as the maximum amount to trim off the column shaft.

3. **Load Bearing Capacity**
 See "Calculated Safe-Load **Capacities** for Endura-Stone Columns" below for details.

4. **Material Information**
 i. FRP (Fiberglass Reinforced Polymer):
 ii. Urethane (Polyurethane):
 iii. ABS (Acryloniterile Butadiene Styrene):
 iv. PVC (Expanded Cellular PVC):
 v. Endura-Glass (Fiberglass):

5. **Wraps Post Size**
 This is the size post this column can wrap around. The column can be ordered in halves to wrap around an existing post, or if you are installing the post and the column at the same time, you can slide the post through the column shaft, capital, and base.

MORE GREAT PRODUCTS

We offer a complete selection of columns perfect for the interior or exterior of your home. We also offer a complete offering of balustrade and railing systems, exterior shutters, interior and exterior millwork, corbels & brackets, coffered ceilings, entry products, and more.



ARCHITECTURAL COLUMNS



BALUSTRADE SYSTEMS



RAILING SYSTEMS



EXTERIOR SHUTTERS

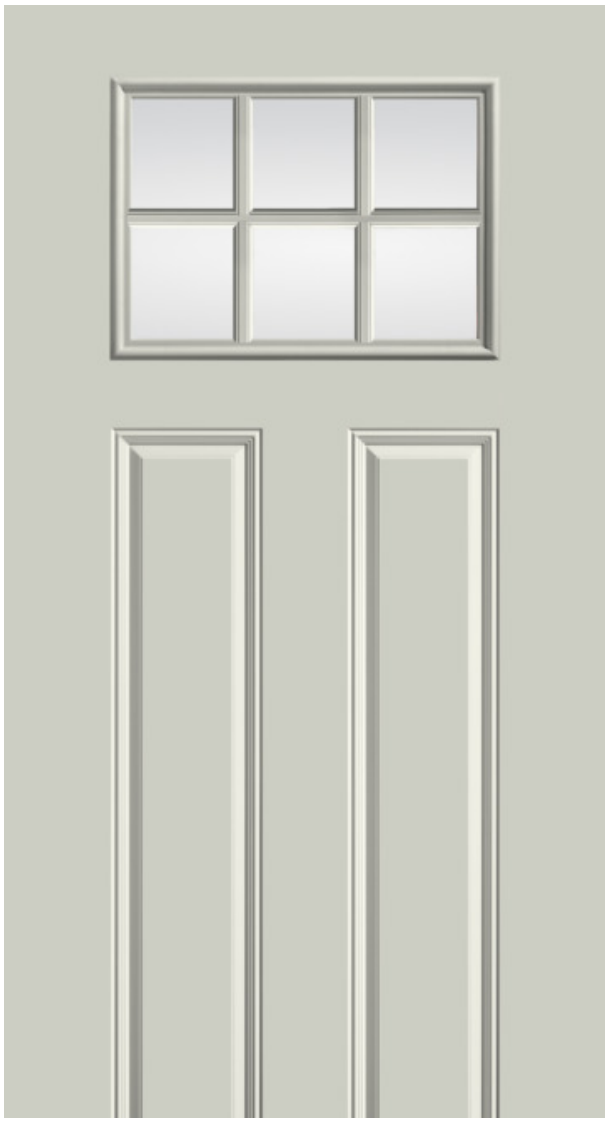
REPORT

THERMA-TRU DOORS

Profiles™ ♡

NEW Craftsman Lite 2 Panel Flush | Style No. 608HD-SDL

(0) Write a review



3 Available Sizes

2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8"

Thermacore® COLLECTION



Premium insulated garage doors deliver maximum thermal efficiency and design flexibility.

The Genuine. The Original.

OVERHEAD DOOR®



Image above: Model 194 8' high, Standard panel, White finish, Stockton 1 windows
Cover image: Model 195 7' high, Flush panel, Terra Bronze finish, vertical Clear Long windows

The Thermacore® Collection keeps design in mind and adds comfort to your home by providing protection from air infiltration and temperature changes.

Model 198 8' high, Long panel, custom finish, Williamsburg 2 windows



REPORT

Thermacore® Collection

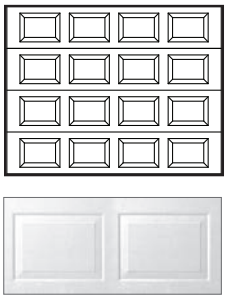
Door Designs

Select your door panel style and color

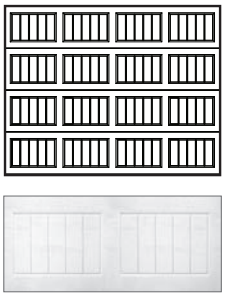
1 Choose a panel style:

Doors shown are 7' tall. The number of sections on 8' doors may vary.

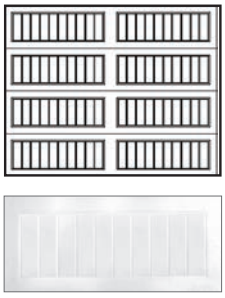
Models 297, 194, 494
Standard (S)



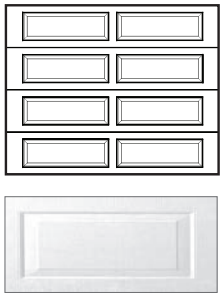
Models 296, 199, 497
V5



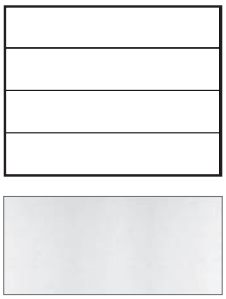
Model 192
V10



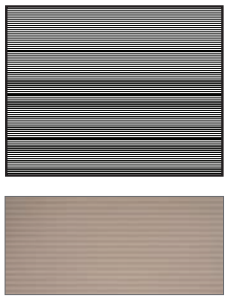
Models 295, 198, 496
Long (L)



Models 298, 195‡, 495
Flush (F)



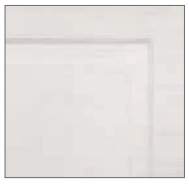
Model 196
Microgroove (M)



‡ Model 195 with Modern Metallic colors feature a smooth, non-textured finish.

2 Choose a color:

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Distributor for accurate color matching. To custom paint your door see instructions in the owner's manual.


White


Almond


Desert Tan


Sandstone


Terra Bronze*


Brown**


Hunter Green*


Gray*


Black**

* Available in 190 series only.
** Available in 190 and 490 series only.
† Only Narrow windows available on these colors.

Textured Wood Grain finishes

Available in Models 192, 194, 198, 199, 494, 496 and 497.


Golden Oak


Walnut


Mission Oak

Modern Metallic finishes

Available in Models 195 and 196.


Silver†


Dark Bronze†


Black Frost†

REPORT

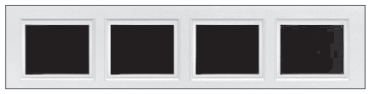
Thermacore® Collection

Decorative Accents

Customize your door with color and windows

3 Choose a window style:

Available on Standard, Flush and V5 panels


Clear Short


Ashton 1


Cascade 1


Cathedral 1


Madison 1


Prairie 1


Ruston 1


Sherwood 1


Stockford 1


Stockton 1


Waterton 1


Williamsburg 1 (4pc)


Winston 1


Williamsburg 1 (8pc)

Available on Long, Flush, V10 and V5 panels


Clear Long


Ashton 2


Cathedral 2


Cascade 2


Prairie 2


Ruston 2


Sherwood 2


Somerton 2


Stockbridge 2 3-Lite


Stockbridge 2 4-Lite


Stockford 2

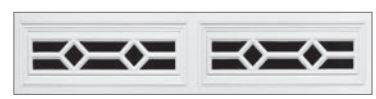

Stockton 2 4-Lite


Stockton 2 6-Lite


Stockton 2 8-Lite


Stockton 2 8-Lite Arch


Stockton 2 12-Lite


Waterton 2


Williamsburg 2


Wyndbridge 2


Williamsburg 2 (4 pc)

REPORT

Thermacore® Collection

Decorative Accents

Customize your door with windows

Carriage style window trim. Available on Models 194 and 195 only.


Stockbridge


Stockton


Stockton Arch


Somerton


Wyndbridge Arch

Narrow window. Available on Models 195 and 196 in Modern Metallic finishes only.



Optional window placement:

Vertical window option


Model 195, Flush panel, double car, Gray finish, Clear Long windows

All window option
(Flush panel only)



Narrow window option
(Flush Model 195 and Microgroove panels only)


Model 196, Microgroove panel, double car, Silver finish, Narrow windows

Windows may be arranged vertically or horizontally on the models found in the 190 and 490 series. Windows must be Clear Short, Clear Long or Narrow. Windows placed in the bottom section of a door must have DSB 1/8", or tempered, or 1/2" insulated glass.

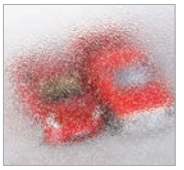
Choose a glass type:

All windows come standard with double strength glass.
In addition, the Thermacore® Collection offers an array of choices, including:

- Insulated glass – thermal efficiency*
- Tempered glass – enhanced safety
- Clear Lexan® – shatter resistent
- High velocity impact glass – security option
- Obscure glass – light infiltration with privacy
- Solar bronze – UV protection
- 1/2" insulated obscure glass for 190/490 series

* Not available on 290 series.


Clear


Obscure


Satin Etched


Gray Tint


Green Tint


Bronze Tint

Actual glass may vary from brochure photos due to fluctuations in the printing process.
Check with your Overhead Door™ Distributor to view a glass sample.

REPORT

Thermacore® Collection

Decorative Accents

Customize your door with ornamental hardware

4 Choose your hardware:



Large Bean Handle



Large Spear Handle



Small Spear Handle



Spear Hinge (16" & 18")



Bean Hinge (16" only)



Model 192 7' high, V10 panel, Mission Oak finish with Clear Long windows

5 Choose your opener:



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, these garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor™ will help you choose the opener that best suits your door and preferences.



The Thermacore® Collection

steel garage doors feature premium insulation construction and design which provides maximum thermal efficiency and reduced air infiltration for your garage space. This durable line of garage doors gives you many years of reliable operation while providing comfort to your home, even in extreme climates.

Built better from the inside out



Model 199 7′ high, V5 panel, Walnut finish

Thermacore® construction
Provides a continuous layer of foamed-in-place, CFC-free polyurethane insulation sandwiched between two layers of corrosion-resistant steel, for maximum thermal efficiency.

Embossed wood-grain texture
Adds beauty, sophistication and durability

In-between section thermal seals
With an air infiltration rating of up to 0.08 cfm, seals provide superior resistance to the elements.

Backing
Interior-side steel backing, standard on Thermacore® products, provides strength and a finished, clean appearance.

Our WindStorm™ wind load-rated system
Available on select products to meet regulations for a variety of wind speeds, including hurricane-force winds, and meet the most stringent local building codes.



Durable finish
Hot-dipped galvanized steel with two coats of baked-on polyester paint.



Bulb-type bottom weatherseal
Guards against wind and rain while providing a cushion when closing.

Models	295(L) 296(V5) 297(S) 298(F)	192(V10) 194(S) 195(F) 196(M) 198(L) 199(V5)	494(S) 495(F) 496(L) 497(V5)
Polyurethane insulation	•	•	•
R-value*	9.31	12.76	17.5
Steel backing	•	•	•
Warranty	20-year limited	Limited lifetime	Limited lifetime

*R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door uses a calculated door section R-value for our insulated doors.







Transform Your Home with the DoorView® visualization tool.

Go to **overheaddoor.com** to try our on-line interactive software tool that lets you visualize what your home would look like with a Overhead Door™ garage door. Contact your local Overhead Door™ Distributor for more information and to receive a quote.





Limited Warranty.

Thermacore® Collection garage doors are backed by up to a limited lifetime non-transferable warranty.*

* Warranties vary by model, and are available upon request. See full text of warranty for details.

The Genuine. The Original.

Since 1921, Overhead Door Corporation has not only raised the standards of excellence for the industry – we've created them. We created the first sectional garage door in 1921 and the first electric garage door opener in 1926.

Today, our network of over 400 Overhead Door™ Distributors are still leading the way with innovative solutions and unmatched installation, service and support. So look for the Red Ribbon. It's your guarantee that you're getting the genuine, the original Overhead Door™ products and services.

SOLD AND DISTRIBUTED BY:

The Genuine. The Original.

2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067
1-800-929-DOOR • sales@overheaddoor.com
overheaddoor.com

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Modern Aluminum Collection

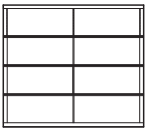
Sleek, sophisticated garage doors

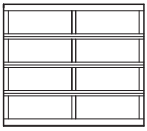
The Modern Aluminum Collection combines glass and aluminum for unparalleled visual appeal, strength and light infiltration.

Frame options

Model 511 **Standard frame**
511 Series frame features a narrow width and offers an array of frame finishes and special custom options in door sizes up to 16'0" wide.

Model 521 **Heavy-duty frame**
521 Series frame features a wider, heavy-duty frame in door sizes up to 26' wide. The 521 Series can also be fitted to meet wind load building requirements.

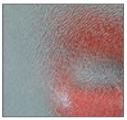

Model 511


Model 521

Glass types

Double Strength (DSB) glass comes standard. In addition we offer an array of choices to complement your home. Insulated glass available.


Double Strength (DSB) *


Obscure*


Satin Etched*


Impact Frosted Polycarbonate

Specialty Glass

- Laminated White
- Low E Glass*
- Tempered Glass
- Tinted Glass*

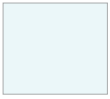
* Insulated options available

Glass alternatives

- Clear Lexan® Polycarbonate**
- Multi Wall Polycarbonate
- Plexiglas® Acrylic**
- Impact Clear and Frosted Polycarbonate - 0.250" min.

Colors

Anodized finishes


Clear (standard)


Light Bronze


Medium Bronze


Dark Bronze

Wood grain powder coat finishes (Model 521 only)


Knotty Pine


Cherry


Cherry with Flame


Dark Walnut

Powder coat finishes

Select from approximately 200 color options to best match your home.





Between section seals
Offer additional weather-resistance.

Commercial-grade aluminum frame
Low-maintenance and corrosion resistant.

Design flexibility
Available in a variety of vertical rail widths and horizontal stile widths to complement the style of your home.

Stylish hardware
Hinges and fixtures are galvanized to maintain a contemporary look.

Solid aluminum panels are also available.

Up to a limited 1-year warranty



REPORT



HOMESTEADER SEEDED GLASS OUTDOOR WALL LANTERN - 3 LIGHT

SKU OL11003A

$259.00

- In stock and ready to ship

Qty 1 ADD TO CART

+ Add to Wish List

Description

With a silhouette steeped in tradition, then streamlined for the present, this lantern comes with a dark bronze finish with gold trimmed edges and seeded glass panels for a modern classic! Stationary on curled metal hook. Open bottom for easy cleaning and bulb replacement.3x60 watts. (candle base socket)(20.5"Hx9"Wx12.5"D)Backplate Dimension 9.5"H by 4.5" WWet Location Rated.

- **Actual Finish:** Bronze
- **Actual Size:** 24.5"Hx10"Wx13.5"D
- **Finish:** Bronze

REPORT

- **Indoor-Outdoor:** Yes
- **Material:** Glass, Metal
- **Number of Lights:** 3
- **UL Listing:** Wet
- **Color:** Bronze

California Residents See PROP 65 WARNINGS ▾

Reviews ☆☆☆☆☆ Write a review

EXPAND +

SHOP COLLECTION

VIEW ALL



HOMESTEADER SEEDED GLASS OUTDOOR WALL LANTERN

$105.00



HOMESTEADER SEEDED GLASS OUTDOOR HANGING LANTERN

$127.00



HOMESTEADER SEEDED GLASS OUTDOOR POST LIGHT

$127.00

YOU MAY ALSO LIKE

REPORT



REPORT

BuyVinylFence.com

Wholesale Vinyl Fence 201-377-0370



Two Tone Solid Privacy Vinyl Fence Panel

from $92.50

Instantly add privacy to your yard with the Direct Fence New York Style Two Tone Solid Privacy vinyl fence sections. Each Solid Privacy vinyl fence section comes with our commercial grade decorative top and bottom rails which are internally reinforced. All solid privacy vinyl fence rails are notched so they lock directly into the post giving you the strength you need! This two tone option

REPORT





gives you beige clay or gray tongue and groove boards with white top and bottom rails. Looking for other color combinations? Please call us

Colors Available in Two Tone

- Beige vinyl fence boards
- Clay/Adobe/Khaki vinyl fence boards
- Gray vinyl fence boards

Solid Privacy Vinyl Fence Details

- 2" Wide x 7" Height Decorative heavy duty top and bottom rails
- 7/8" Thick x 6" Wide Tongue and groove pickets
- Side channels on the end of both sides to hide any cuts
- Gate kits include a heavy duty vinyl fence latch and vinyl fence hinge set

How To Order

REPORT







1. Select the fence height & color and add to cart
2. Scroll down to select your post option and add to cart
3. Scroll down to purchase a gate if needed and add to cart
4. Scoll down and select your post caps

Need Help With Your Order?

Call us at 201-377-0370

More Info ↓

Color:

Select Color ▾

Height:

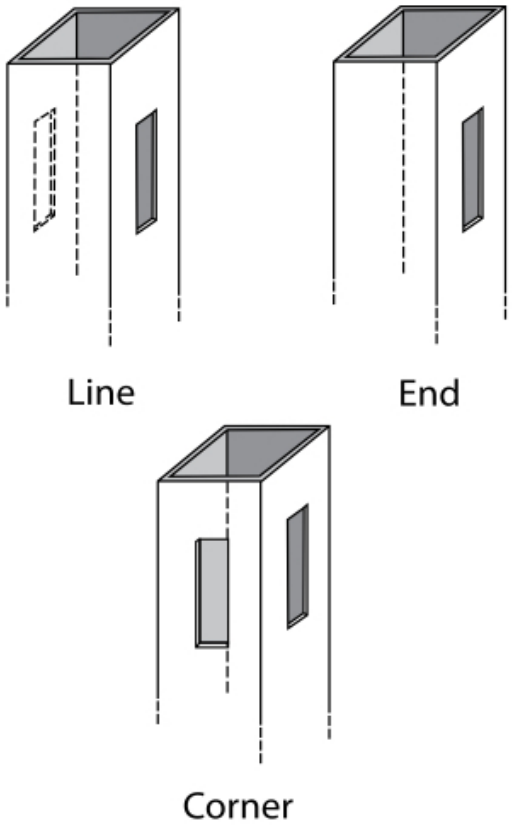
Select Height ▾

Quantity:

1

ADD TO CART

Share



from $20.00 5x5 Fence Posts

Choose your vinyl fence post:

Standard vinyl fence posts manufactured by Direct Fence are .150 wall thickness commercial grade! We don't use .130 wall posts which are weak!

Line posts are designed to be routed to keep your fence going in a straight line.

Corner posts are routed for a 45 degree turn.

End posts terminate your run of vinyl fence.

Heavy duty gate blank posts typically are installed against your house and are designed to have a vinyl fence gate latch installed on it. Vinyl fence gate posts are heavy duty and are a 1/4" thick designed to support the weight of your

REPORT

gate! We also recommend these posts for heightened wind applications.

Heavy duty end posts terminate your run of vinyl fence and typically have your vinyl fence gate hinge installed on it. Vinyl fence gate posts are heavy duty and are a 1/4" thick designed to support the weight of your gate! We also recommend these posts for heightened wind applications.

For the following posts please call to order:

- 3 way post
- Transition post designed for 2 styles

Color:

Select Color ▾

Height Of Fence:

Select Height Of Fence ▾

Post Type:

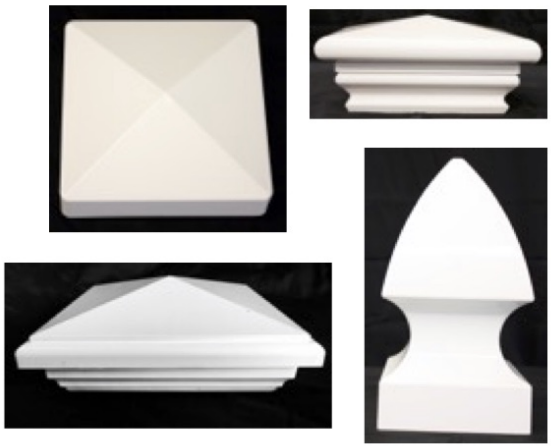
Select Post Type ▾

Quantity:

1

ADD TO CART

REPORT



$6.00 Vinyl Fence Post Caps

Every vinyl fence post needs a post cap!

Choose the cap that fits your style!

The top right photo is the Standard Pyramid cap

The top left photo is the Federation cap

The bottom left photo is the New England cap

The bottom right photo is the Gothic cap

Colors Available

- White
- Beige/Tan
- Clay/Adobe/Khaki
- Gray

Color:

Gray ▼

Quantity:

1

REPORT







VIEW MANUALS, BROCHURES & VIDEOS

DuraGate KIT-10X6-FS-SW Flat Top 10x6' Single Swing Gate & Automation Kit

Be the first to review this product

As low as: $2,376.00

Price As Configured:
$2,376.00

Product Highlights:

Complete Driveway Gate & Automation Kit
INCLUDES:
• Steel Driveway Gate w/ Black Powder Coat Finish
• 6 Ft. High
• Linear Arm Gate Operator w/4-Year Limited Warranty
• 24VDC Battery Backup System - 2 7AH Batteries Included
• Posts, Hinges, Receiver, Transmitters, Photo Eye & more!
• Optional Bolt-On Decorative Ornamentals

MPN: 10x6-FS-K

SKU: KIT-10X6-FS-SW-bundle

DuraGate DGT-10X6-FS Flat Top 10x6' Single Gate *

* Required Fields



☑ DuraGate DGT-10X6-FS Flat Top 10' Wide Driveway Gate - Single

• 6' H x 10' W Single Gate

GD# DGT-10x6-fs MFR# 10X6-FS

PRICE: $780.00

Qty: 1

Automation Kit w/ Linear Arm Gate Operator *



☑ DuraGate KIT-SW-S Automation Kit for Single Swing Gate

• Automation & Hardware Kit for Single Gates
• Not Available for Purchase Separately

GD# KIT-SW-S MFR#

PRICE: $1,596.00

Qty: 1

REPORT



DuraGate DGT-PP Puppy Pickets - Bolt-On

- 23.5" H x 3/4" Square
- Hot Dip Galvanized Steel
- Black Powder Coat Finish
- Finial Stub for Spear Tips
- For Use with DuraGate Gates & Fencing

GD# DGT-PP MFR# PP

PRICE: $7.00

Qty: 0

Price As Configured: $2,376.00

Qty: 1 Add to Cart

Add to Wishlist Add to Compare Share

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Product Details

This Complete Steel Driveway Gate with Automation Kit contains everything you need!

The Kit Includes:

- 1 - Single or Bi-Parting Steel Driveway Gate
- 2 - 4-3/4" x 4-3/4" x 9' Steel Posts with Caps
- 1 - Adjustable Hinge Kit (2 Brackets, Bearings, Hinge Pins & Bolts) - 2 Kits for Dual
- 1 - Gate Operator Mounting Bracket, Strap & Hardware Set - 2 Sets for Dual
- 1 - Positive Stop Kit - 2 Kits for Dual
- 1 - Platinum Access Systems ACTP715-SK Single or ACTP715-MSK Dual Linear Arm Gate Operator w/ 4-Year Limited Warranty
- 1 - Gray Powder-Coated Aluminum Control Board Enclosure w/ Mounting Bracket (15.5"H x 14.5"W x 6.5"D)
- 1 - Radio Receiver (DCR-300)
- 2 - Remote Key Chain Transmitters; 1 4-Button Master (RTM-4B) & 1 2-Button Secondary (RTC-2B)
- 1 - UL325-2016 Compliant Seco-Larm E-936-S45RRGQ Reflective Photoelectric Beam Sensor
- 2 - "L" Mounting Brackets for Photo Beam & Reflector (E-931ACC-BLS7Q)
- 2 - 12V Sealed Lead Acid Batteries

Dual Kit Includes 40 Ft. Master/Slave Wire

We have taken our years of experience and knowledge of the gate industry and applied it towards the design and construction of our residential / light industrial line of gates. Manufactured exclusively for Gate Depot, using our exacting specifications, these ready-to-ship steel gates are classical designs which offer security at a great price.

The driveway gate is paired with the Platinum Access Systems ACTP715, a high-end automatic, linear arm gate opener. This operator has a wide range of features comparable with top brand names such as a 24VDC instant reversing,

continuous duty motor. The Platinum Access Systems ACTP715 is well engineered and fabricated out of high-grade material.

The control cabinet is constructed of durable, powder coated aluminum and the control board accommodates all standard gate accessories such as photo eyes, loop detectors, keypads, magnetic and electric locks, warning lights, landscape lights, and timers. It includes a receiver and 2 key chain style remotes.

The Platinum Access Systems ACTP715 uses standard 120/220VAC power input and includes a step-down transformer to 24VDC for a solar ready installation. The 24VDC operating voltage enables the unit to operate during primary power failure using two 12V batteries (included).

IMPORTANT NOTICE / DISCLAIMER:
- Bi-parting gate individual leaf size may vary up to 1/4".
- We do not recommend purchasing two single gates to be installed as one bi-parting gate; height may vary up to 1".
- There may be minor imperfections in the powder-coat finish. These will not affect the durability of the gate and if present, are not significantly noticeable.
- Before installing posts in concrete, MEASURE the gate to ensure it is square. Measure from corner to corner, then each end from top to bottom. Measurements should not vary more than 1/4" - 1/2".
- Gate width needs to be measured, then add 3-1/2" between posts for a single gate or 4" between posts for double gates.
- Measure All Gates Prior to Installation! Due to manufacturing variables, gates MAY vary in width by 1" - 2". Measure & confirm gate width PRIOR to setting posts.
- Shipping includes transporting the gate from our warehouse to the delivery address. It does NOT include lift gate service or unloading. Be prepared to unload the gate using a forklift with a boom or 3-4 people.
- Gates, as shipped, are designed for use as a swing gate. All gates can be converted for use as slide gates by adding wheels, track and other hardware. Call us for more information on requirements.

Features

Gate Features:

- Heavy 2mm Wall on Frame and Stakes
- Hot Dip Galvanized Steel Tubing & Flat Bar
- Black Powder-Coat Finish
- Weep Holes to Prevent Internal Rust

Posts & Hinges:

- 4mm (5/32") Hot Dip Galvanized Steel
- Black Powder-Coat Finish
- Pre-Drilled Holes for Hinge Attachment
- Conduit Hole for Wiring

Platinum Access Systems ACPT715 Linear Arm Operator

- 700 Lbs x 15 Ft. Gate Capacity
- Continuous Duty, Instant Reversing 24VDC Motor
- 120/220 VAC Power Source or 24VDC Solar Ready
- Opens 90° in 21 - 25 Seconds / 120° Max
- 24VDC Battery Backup System - 2 7AH Batteries Included
- GOC-4000 Control Board with Input/Output LED?s
- Electronic Reversing Sensor Built into Control Board
- Solid State Motor Drivers - Provides quiet operation and longer product life
- Soft Start & Soft Stop - Minimizes wear on the gate system for longer life
- Fail Safe/Secure Capability - Ability to set fail-secure, fail-safe, or open on fail
- Built-In Mechanical Brake - Provides added security and keeps gate closed during heavy winds

REPORT

- High Capacity DC BackUp - Up to 100 open/close gate cycles on DC backup using two 12V 5Ah batteries (Backup cycles vary depending on gate size)
- Adjustable Precision Limit Switches
- Adjustable Timer from 0-60 Seconds
- Built-In Surge Protection
- Advanced Maglock Control
- Alarm Reset Button
- Manual Key Release with Optional Fail Safety
- Selectable 120VAC/220VAC Power Input Source Switch
- 110VAC Output Outlet
- Dual Output Loop Detector Rack
- Charcoal Gray Powder-Coated Control Board Box
- Dual Includes 40 Ft. Master/Slave Wire
- ETL Listed, UL 325 and UL 991 Compliant
- -4°F to +158°F Operating Temperature
- 4-Year Limited Warranty

Access Control

- Receiver w/ Learn Button Programming (DCR-300)
- One 4-Button Master (RTM-4B) & One 2-Button Secondary (RTC-2B) Key Chain Style Remote Transmitters
- Seco-Larm E-936-S45RRGQ Enforcer ReflectivePhotoelectric Beam Sensor w/ Protective Hood
 - 45' Range
 - Weatherproof IP66 Housing
 - Mounting Bracket w/Hardware Included
 - Adjustable Sensing Range
 - Compact Size
 - ETL UL325-2016 Compliant

Gate Manufacturing Specifications :
(Imperial Measurements are approximate - Included for your convenience)

Frame - Sides & Bottom
40 x 40 x 2 mm Tube (1-9/16" x 1-9/16" x 1/16")
Frame - Top Horizontal
40 x 30 x 2 mm Tube (1-9/16" x 1-3/16" x 1/16")
2nd Rail - Top & Bottom
30 x 5 mm Flat Bar (1-3/16" x 3/16")
Stakes (Pickets)
20 x 20 x 2 mm (3/4" x 3/4" x 1/16")

Sec. 21-2-103. - Indian Village Historic District.

(a) An historic district, known as the Indian Village Historic District, was established in accordance with the Resolution of the City Council adopted on June 15, 1971, remained in effect on the date of the enactment of this article, which was November 5, 1976, and shall be administered in accordance with the provisions of this article.

(b) The boundaries of the Indian Village Historic District are:

The area including Burns, Seminole, and Iroquois (both sides) from the center line of Mack Avenue to the center line of East Jefferson Avenue. (More particularly described the Park Subdivision Lots 1-195, the addition to the Park Subdivision Lots 196-221, the Assessors Plat of PCs 27 and 180 Lots 1-142, A.M. Henry's Subdivision Lots 1-18, Meredith's Iroquois Park Subdivision Lots 1-28, Curry Cook Farm Subdivision Lots 9-29, and Assessor Plat of PCs 27 Lots 3-112.)

(c) The elements of design, as defined in Section 21-2-2 of this Code, shall be as follows:

(1) *Height.* Virtually all of the houses in the district have two full stories plus attic or finished third floor within the roof. These are generally called 2½-story houses. Additions to existing buildings shall be related to the existing structure. New buildings shall meet the following standards:

a. The eight adjoining houses on the same face, excluding any houses built since 1930, churches, schools and commercial structures, shall be used to determine an average height. If eight houses are not available on the same block face, then one or more houses as close as possible to being directly across the street from the proposed structure may be used. On East Jefferson Avenue, the five existing houses shall be used. The height of the two adjoining houses shall be added into the total twice, with a divisor of ten (seven on East Jefferson Avenue) used to determine the average. Any new building must have a height of the main roof of at least 80 percent of the resulting average. In no case shall a new building be taller than the tallest roof height included in the computation. In determining the height of existing structures and proposed structures, the highest point of the main roof shall be used, even where towers, cupolas, or other minor elements may be higher.

b. The level of the eaves of a proposed new structure having as much or more significance for compatibility as the room height, an average eave or cornice height shall be determined by the same process provided for in Subsection (c)(1)a of this section. The proposed new structure shall have a height at the eaves or cornice, of not less than 90 percent of the average determined from existing structures, and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, or higher than the highest.

(2) *Proportion of buildings' front façades.* Proportion varies in the district, depending on age, style, and location in a specific subdivision. Height being established by the standards in Subsection (c)(1) of this section; proportion will be established by permitting no proposed building or addition to create a front façade wider or narrower than those existing on the same block.

(3) *Proportion of openings within the façade.* Window openings are virtually always taller than wide; several windows are sometimes grouped into a combination wider than tall. Window openings are always subdivided, the most common window type being guillotine sash, whose area are generally further subdivided by muntins. Façades have approximately 15 percent to 35 percent of their area glazed. Sunporches with a very high proportion of glass subdivided by mullions and muntins are common.

(4) *Rhythm of solids to voids in front façades.* In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly spaced manner within the façade. In examples of other

styles, especially those of Neo-Tudor and Victorian substyles, voids are arranged with more freedom, but usually is a balanced composition.

(5) *Rhythm of spacing of buildings on streets.* The spacing of the buildings is generally determined by the setback from the side lot lines; these tend to be consistent, even though lot width may vary. Because of the existence of several subdivisions and their related subdivision and deed restrictions, the placement of buildings on lots varies from area to area in the district. In the case of very wide properties, two conditions exist. A very wide site may have a house placed centrally upon it, with extensive side yard space; this occurs only with extremely large houses by district standards. A more typical placement of houses of average size for the district is at the side of the wide site, placed normally in relation to one of the adjoining houses. The rest of the property is a side yard on the other side of the house, and the entrance is often oriented toward that side yard.

(6) *Rhythm of entrance and/or porch projections.* In those examples of classical inspiration, entrances and porches, if any, tend to be centered on the front façade. Other examples display more freedom with entrance and porch placement, with some having the main entrance at the side. Porches, often permanently enclosed sun porches, are often placed at the side of the building.

(7) *Relationship of materials.* The majority of the buildings are faced with brick, while many are partially or totally stucco. There are some stone buildings; clapboard is rare, and almost never the sole material. Wood shingle is occasionally used as a wall covering, usually at the second floor level, and never as the sole material. Roofing includes slate, tile, and wooden and asphalt shingles. Stone trim is common. Wood is almost universally used for window frames and other functional trim, and is used in many examples for all trim. Because of the existence of several subdivisions and their related deed restrictions, the exterior textures and materials may vary from block to block in the district.

(8) *Relationship of textures.* The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in brick contrasted to the smooth surface of wood or stone trim. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces is not unusual. Tile, slate, or wood shingle roofs have particular textural values where they exist. Asphalt shingles, generally, have little textural interest, even in those types which purport to imitate some other variety.

(9) *Relationship of colors.* Natural brick colors (red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it is usually left in its natural state, or painted in a shade of cream. Roofs are in natural colors (tile and slate colors, wood colors) and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The classically inspired buildings, particularly Neo-Georgian, generally have woodwork painted white, cream or in the range of those colors, including putty. Doors and shutters are frequently dark green or black. Colors known to have been in use on buildings of this type in the 18th Century or early 19th Century on similar buildings may be considered for suitability. Buildings of Medieval inspiration (notably Neo-Tudor) generally have painted woodwork and window frames of dark brown or cream color. Half-timbering is almost always stained dark brown. Queen Anne or Late Victorian examples may have several paint colors on a single façade. These tend to be dark in tone and frequently of the earth tone family. The original colors of any house, as determined by professional analysis, are always acceptable for that house, and may provide suggestions for similar houses.

(10) *Relationship of architectural details.* These generally relate to style. Neo-Georgian buildings display classic details, mostly in wood, and sometimes in stone. Areas commonly, but not always, treated are porches, shutters, window frames, cornices, and dormer windows. Details on Mediterranean style or vernacular buildings are often done in stone, brick, tile, and sometimes in stucco. They include arched

windows, door openings, and porches. Buildings of Medieval inspiration tend to have details in the form of carved wood or carved stone ornament on window frames, door frames, and eaves. Queen Anne or Late Victorian style buildings tend to have details in wood, stone, or molded brick commonly embellishing cornices, window frames and door frames. In general, the various styles are rich in architectural details.

(11) *Relationship of roof shapes.* Roofs with triangular gables and hip roofs predominate. A few examples of the gambrel-type roof exist. Complex arrangements of the gabled and/or hip types, with subsidiary roofs, are not unusual. Dormers are common. Flat roofs exist primarily on porches and sunrooms, and other minor elements; large hip roofs sometimes have relatively small flat sections in the center.

(12) *Walls of continuity.* The major wall of continuity is created by the buildings with their uniform setbacks within the blocks. New buildings should contribute to this wall of continuity. Where gaslights are sufficiently numerous, and where trees in rows have survived in sufficient numbers, minor walls of continuity are created. Fences across side lots contribute to the major wall of continuity where placed at the front yard setback line.

(13) *Relationship of significant landscape features and surface treatment.* The typical treatment of individual properties is a flat front lawn area in grass turf, often subdivided by a walk leading to the front entrance, and sometimes with a walk at the side leading to the rear. Materials for such walks are concrete, brick, or stone, or combinations of those materials. Some front yards have rectangular raised earthwork terraces upon which the house stands. These unpaved terraces have sloping embankments or brick and/or stone retaining walls at the change of grade. Foundation plantings, often of a deciduous character, characteristic of the period 1895 to 1930, are present virtually without exception. Hedges between properties, and ornamental front yard fences or hedges are not uncommon. The American elm is virtually extinct in the district, though once the dominant tree. Replacement trees should be characteristic of the area and period, though only a disease-resistant American elm would be a practical choice. Plantings of new trees should be directed toward the restoration of the former straight-line rows of large trees on the front yards and tree lawns. Straight side driveways leading from the street to rear garages exist, but alley-facing garages are common, particularly in the southern portion of the district. Where alley-facing garages are common, the lack of driveways lends a unity to the succession of front lawns. Driveway materials include concrete, brick and gravel. Side lots are not uncommon in the district, and a number of these form a part of the original site plan for the residence. Such side lots are usually landscaped, often fenced at or near the setback line, and very occasionally contain paved areas such as a tennis court. The street right-of-way of 80 feet combined with a pavement width of between 24 and 29 feet creates wide tree lawns or berm areas, which adds to the generous ambience of the urban landscape of the district. Street pavements are now asphalt; cut stone curbs still exist in portions of the district. Alleys are frequently paved with brick, particularly where alley-facing garages are common. Fencing ranges widely in type; fencing in public view was generally designed to compliment the style, design material, and date of the residence.

(14) *Relationship of open space to structures.* Open space in the district occurs in the form of vacant land, a City park, school yards for the Waldorf and Nichols Schools, and side lots. Where an original or early arrangement of a house and grounds included and still includes landscaped lots which form part of the landscaping plan for the residence, such landscaped lots are significant landscape features.

(15) *Scale of façades and façade elements.* There is a variety in scale from block to block and style to style; most houses have a large and substantial appearance. The size and complexity of façade elements and details either accentuate or subdue the scale of the façades. Façade elements have been determined by

what is appropriate for the style. Large wings at the front are atypical, while small wings at the side, usually in the form of sunrooms and sunporches, are common. Window sashes are usually subdivided by muntins, which affect the apparent scale of the windows within the façades.

(16) *Directional expression of front elevations.* In general, the expression of direction is neutral.

(17) *Rhythm of building setbacks.* Because of the existence of various subdivisions and their related subdivision and deed restrictions, setbacks vary from area to area within the district, though they are consistent within each block or area. The varying designs of the houses, occasionally with slight setbacks in the façades, cause the houses to relate to the front setback line in different ways; this creates a slight variation in the setback line. Nevertheless, within each block or area, a wall of continuity is created.

(18) *Relationship of lot coverage.* Lot coverage ranges from 50 percent to 12 percent or less in the case of homes with large yards. Most homes are in the 20 percent to 30 percent range of lot coverage.

(19) *Degree of complexity within the façade.* The degree of complexity has been determined by what is typical and appropriate for a given style. The classically inspired buildings usually have simple, rectangular façades with varying amounts of ornamentation. Other styles, such as Queen Anne and those of Medieval inspiration, frequently have façades complicated by gables, bays, slight setbacks, porches, and occasionally, turrets.

(20) *Orientation, vistas, overviews.* While most of the buildings are oriented toward the street, it is not unusual for an entrance to face the side, especially in the case of a landscaped side lot or corner house. The street façade in these cases is well coordinated with the rest of the street façades. Garages are frequently oriented either toward an alley or a side street; almost all garages are detached and at the rear of the lot. In those few cases where pre-1930 houses have attached garages, they are at the rear and are entered from the side or rear. The doors of such attached garages are generally not visible from the street.

(21) *Symmetric or asymmetric appearance.* Neo-Georgian and other classically inspired buildings are generally symmetrical. Other styles, including the Neo-Tudor, are generally asymmetrical, but balanced compositions.

(22) *General environmental character.* The Indian Village Historic District, with its long, straight streets, its hierarchy of walls of continuity (lamps, trees, buildings) and its large, dignified homes, has an urban, substantial, low density residential character.

(Code 1964, § 28A-1-14(c); Code 1984, § 25-2-81; Res. of 6-15-1971, J.C.C. Pages 1374-1375; Ord. No. 424-H, § 1(28A-1-14(c)), eff. 2-6-1981)

Fence and Hedge Guidelines



The uniform pattern and relationships of front lawns, building setbacks and open spaces, street trees, fencing and sidewalks contribute to a collective impression of a historic district. When historic landscape features are removed or relocated, or elements that are not compatible with the site are introduced, site vistas are destroyed and the historic character of a district is diminished. One need only recall the great American elm trees that formed natural green canopies over the streets of so many Detroit neighborhoods up until the 1950s and how the disappearance of those trees had impacted the character of those neighborhoods to understand this concept.





Archival photographs depict the historic character of many Detroit neighborhoods as they once were. Victorian workmen's clapboard cottages and tiny front yards enclosed by wooden picket fences typified in neighborhoods like Corktown. Solid board fence walls spanned the narrow spaces between these closely packed houses. On streets such as Vinewood and Lafayette, deep open yards surrounded elegant turn of-the-century brick mansions and were embraced by decorative cast iron fencing, erected close to the facade around flower gardens, or in great expanse, and at great expense, around the perimeter of the property, characteristically on brick foundation walls running between brick piers. There was never, however, a strong fencing precedent in Detroit neighborhoods and after the turn of the century, much of the iron went the way of the war effort. What fencing remained went out of fashion as the Industrial Age introduced newer and more affordable materials. Attitudes changed and fencing became virtually non-existent after the 1920s, replaced by a move toward broad green, fenceless expanses. Yet, what little historic fencing remains or the lack of fencing that exists in our historic districts makes the same contribution as the elm trees did and has the same impact when removed, relocated or erected without historic precedence.

Today's homeowners in historic districts face challenges that require remedies that often differ from the historic dictates, i.e. what fencing may or may not have existed. The Design Guidelines for Fences and Hedges are proposed to offer the homeowner guidance in the introduction of new construction or replacement with new materials while protecting those elements of a historic district that have been identified as significant in defining the overall historic character of the neighborhood.

For the purpose of these guidelines, fencing shall mean any living natural planting or man-made structure, not integral to any building, used as a barrier to define boundaries, screen off, or enclose a portion of the land surrounding a building.

The recommendations of *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* must be followed prior to the removal or the replacement or construction of any fencing element in the landscape of the historic district. Information about *The Secretary of the Interior's Guidelines* can be obtained from the Historic District Commission office, however the key points follow.

-



Where Historic Fencing Exists

- Do not remove historic fencing, walls, or other fence elements.
- Retain historic fencing materials including metal, brick, stone and wood and the masonry of walls. Maintain and preserve all historic features, including rails, posts and newels, finials, railings, columns and piers, coping and walls. Care for and appropriately maintaining historic hedging and living fencing. Each of these elements conveys architectural and historical character through texture, ornamentation and design

.



- Repair is preferred over replacement. Repair deteriorated sections of historic fencing and walls with materials of a matching design, texture, and color whenever possible. Replant areas of historic hedging with a matching species.
- Replace only portions of fencing exhibiting significant deterioration, leaving all sound portions intact. Substitute materials, such as aluminum for wrought iron, should be visually and physically compatible with the remaining historic fencing or wall material and should be installed only when in-kind replacement is unaffordable.
- Use materials that match existing sections of historic fencing or walls in material, detail, color, texture and height when carrying out limited replacement or repair projects. If an exact color or texture match cannot be made, a simplified design is appropriate.



- For masonry walls, do not replace sections of historic brick with brick that is substantially stronger. Repoint with an appropriate mortar mixture that is no harder than the original historic mixture. Repoint only those joints that are no longer sound; large-scale removal of mortar joints often result in damage to historic masonry. Match historic joints in color, texture, joint size and tooling when repointing.
- Use historic, pictorial or physical evidence to reconstruct severely deteriorated or missing fencing, walls, or fencing elements.
- Fencing, walks or other landscape features that use new or salvaged material to create a conjectural or falsely historical appearance are inappropriate and should not be undertaken.
- The removal of existing historical fencing should only be undertaken as a last resort. Natural or architectural fence elements that are slated for reconstruction or replacement should be photographically documented prior to removal of any historic fabric.

Historic Hedges or "Living Fences"

Hedges shall abide by the same rules governing other fencing types in historic district for heights and locations. Furthermore, the selected hedging plants shall be capable of growing at least one foot per year for the first three years, and shall be cared for so as to maintain a dense screen year-round. The following list of plant types shall be taken as only a guide for selecting appropriate hedging.

SCIENTIFIC NAME	COMMON NAME
Evergreen	
-Taxus (varieties & species)	Yews*
-Thuja occidentalis	American Arborvital
-Tsuga canadensis	Canada Hemlock
Deciduous	
- Berberis thunbergu (vars. & sp.)	Japanese Barberry*
- Euonymus aleta compacta	Dwarf winged euonymus
- Euonymus radicans (semi- evergreen)	Winterscreeper
- Ligustrum milrense	Amur Privet*
- Ligustrum iboluim	Lbolium Privet
- Ligustrum obtusifoluim	RegalPrivet* Regelianum
Viburnum lantana	Wayfaring Tree

*Species deemed most appropriate to historic districts.

New Fencing - Approval by the Historic Commission

Permits for fence construction must be obtained from the Building and Safety Engineering Department and are subject to review by the Historic District Commission. The Elements of Design for the historic district of the application (available from the Historic District Commission Office) will be considered and each application will continue to be reviewed on a case by case basis.

The Historic District Commission may allow exceptions to the stated guidelines if the Commission views such exceptions to be beneficial to the overall appropriateness of a fence application proposal.

Consideration will be given to recommendations adopted by certain districts that are not in conflict with established guidelines and municipal code.

- Fencing must be properly installed according to City of Detroit codes and regulations.



- New construction of fences or walls should be designed to minimize impact to the historic fabric and should be compatible with the site in setback, size and scale to protect the historic integrity of the property and its environment.
- New fences or walls should be differentiated from the old and should be designed to compliment the style, design, color and material of the historic building(s) and its features.
- New fencing or walls should be removable without impairing the essential form and integrity of the historic property.

- Fencing other than lot line fences (e.g. dog runs, etc ...) shall be located in such a way as to be concealed from public view from streets and alleys.

- No slats or other material may be inserted or attached to chain link or other open fencing.

Any proposal for the installation of new or replacement fencing shall meet the following application considerations:



Allowable Types:

- Wood –flat board, picket post & rail, etc…. see page 7 for types. Stockade fencing is not allowed. Unpainted/ unfinished wood is not historically appropriate and must be painted or stained a color that complements the house
- Cyclone or chain-link fencing
- Twisted wire with wood posts (wire mesh)
- Wrought iron, cast iron and aluminum replicating wrought iron
- Brick and stone –masonry foundations, piers and fence walls. The material of any masonry wall should be compatible with that of the building it abuts.
- Hedges – size, location, and height must conform to fence size, location, and height. See section entitled "historic hedges or living fences" on page 3

* A single lot shall contain no more than two types of fencing material.

Allowable Locations:



Side yard and across side lots, at the front face of the house (set back line)

The side yard alone at the front face of the house, the back face or at a point between

Rear yard, from the back face of the house to the rear property line (can be considered with the side yard as well)

Rear property line or alley line

Front yard fencing is not allowed except on a corner lot and then only from the front face of the house on the side of the public right of way to the front walk.

Established property line patterns and street and alley widths must be retained.

Front yard and full perimeter fencing will be allowed only in districts where such fencing has been shown to be contextual in that district's Element of Design. Front yard fencing is allowed on corner lots along the walk adjacent to the side lot line from the front face of the house to the front corner (see below)

Allowable Heights:

6' side lot lines, at the front face of the house

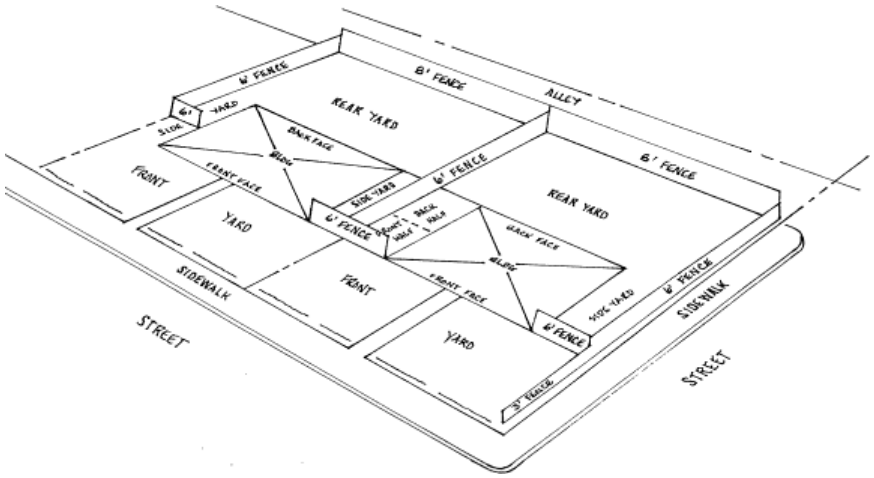
8' rear property line

3’ front yard -- applies only to corner lots on the side of the public right of way, otherwise front yard fencing is not allowed

Allowable Colors:

The most common colors for historic fencing are: black, white, green, brown

Optionally, the color of the fence could be a color complimenting the colors of the house and comparable to the colors found in the Detroit Historic Districts Style and Color Guide systems A through F (as available from the Historic District Commission Staff).



Variances

The Detroit Historic District Commission may allow variance to the previously stated guidelines if the Commission views such variance as beneficial to the overall appropriateness of a fencing proposal.

The Historic District Commission reserves all rights to amend or update this guideline or to deny the use of certain fencing if they are deemed inappropriate in any specific location.

Any questions pertaining to this guideline can be directed to the Historic District Commission Staff.

Sources for Guidance on Historic Materials and Landscape Features

Under the National Park Service Home page Website, http://www.nps.gov and related service links:

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
http://www2.cr.nps.gov/tps/tax/rehabstandards.htm

The Secretary of the Interior's Guidelines for the Treatment of Historic Properties, 1995
http://www2.cr.nps.gov/tps/secstan1.htm

Preservation Briefs 1-41
http://www2.cr.nps.gov/tps/briefs/presbhom.htm

Technical Preservation Services for Historic Buildings.
http://www2.cr.nps.gov/tps/index.htm

For publications available through the Michigan State Historic Preservation Office:
http://www.sos.state.mi.us/history/preserve/shpopubs.htm

Detroit Historic District Commission
Coleman A. Young Municipal Center,
2 Woodward, Suite 808
Detroit, Michigan, 48226
Telephone: (313) 224-1762
Email: hdc@detroitmi.gov